

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Bothell/E Kenmore / 38

Previous Physical Inspection: 2002

Sales - Improved Summary:

Number of Sales: 607

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$107,600	\$186,800	\$294,400	\$316,700	93.0%	7.44%
2004 Value	\$119,000	\$196,400	\$315,400	\$316,700	99.6%	6.88%
Change	+\$11,400	+\$9,600	+\$21,000		+6.6%	-0.56%
% Change	+10.6%	+5.1%	+7.1%		+7.1%	-7.53%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.56% and -7.53% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$116,800	\$171,600	\$288,400
2004 Value	\$129,400	\$180,200	\$309,600
Percent Change	+10.8%	+5.0%	+7.4%

Number of one to three unit residences in the Population: 5007

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with homes of grades 9 and 10, properties with homes built before 1941, and in the Woodside Heights plat were at a higher assessment ratio than the others and the formula adjusted them upward less than the others. Properties in the Moorlands and Falcon View plats were at a higher assessment ratio than the others and the formula adjusted them downward. Properties with 1 story homes, properties located in the plats Bridlewood and Morningside were at a lower assessment ratio than the others and the formula adjusted them upward more than the other parcels. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

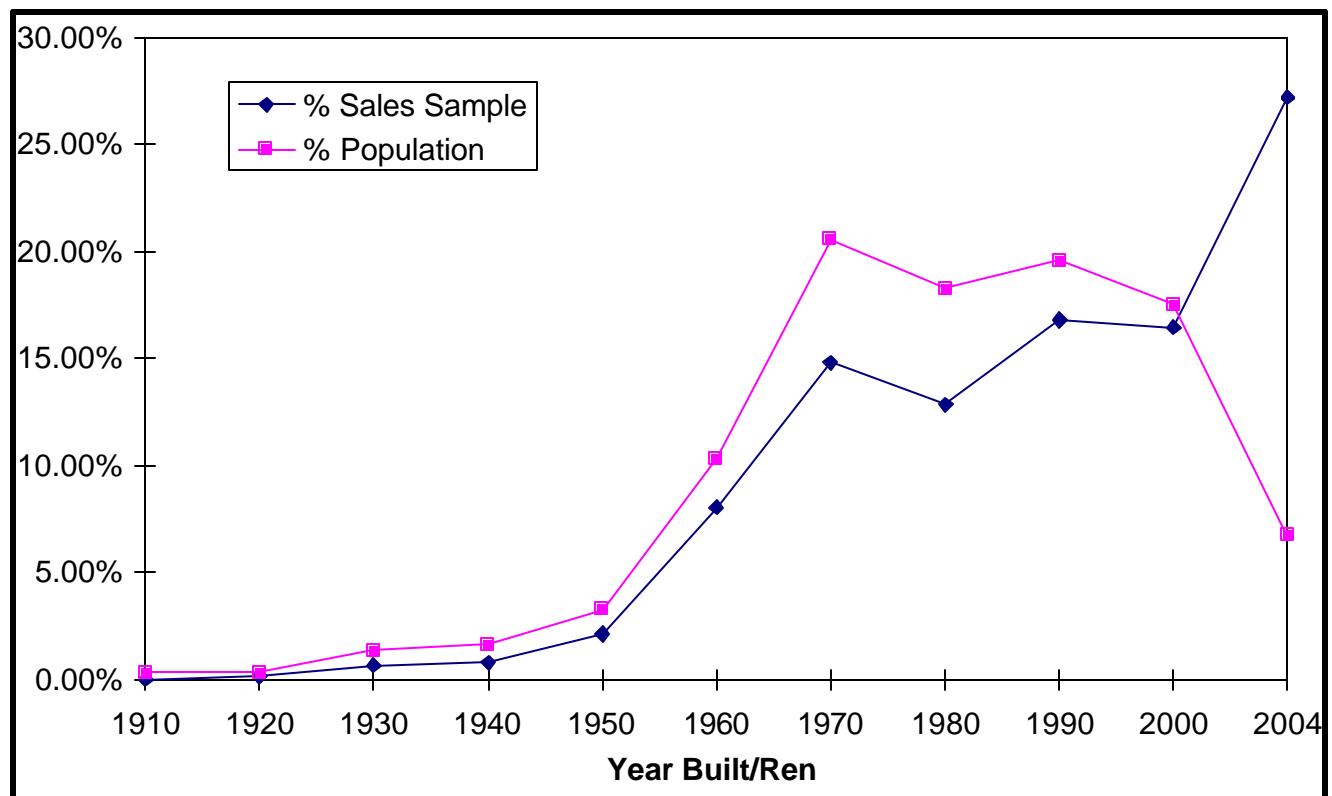
Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.16%
1930	4	0.66%
1940	5	0.82%
1950	13	2.14%
1960	49	8.07%
1970	90	14.83%
1980	78	12.85%
1990	102	16.80%
2000	100	16.47%
2004	165	27.18%
	607	

Population

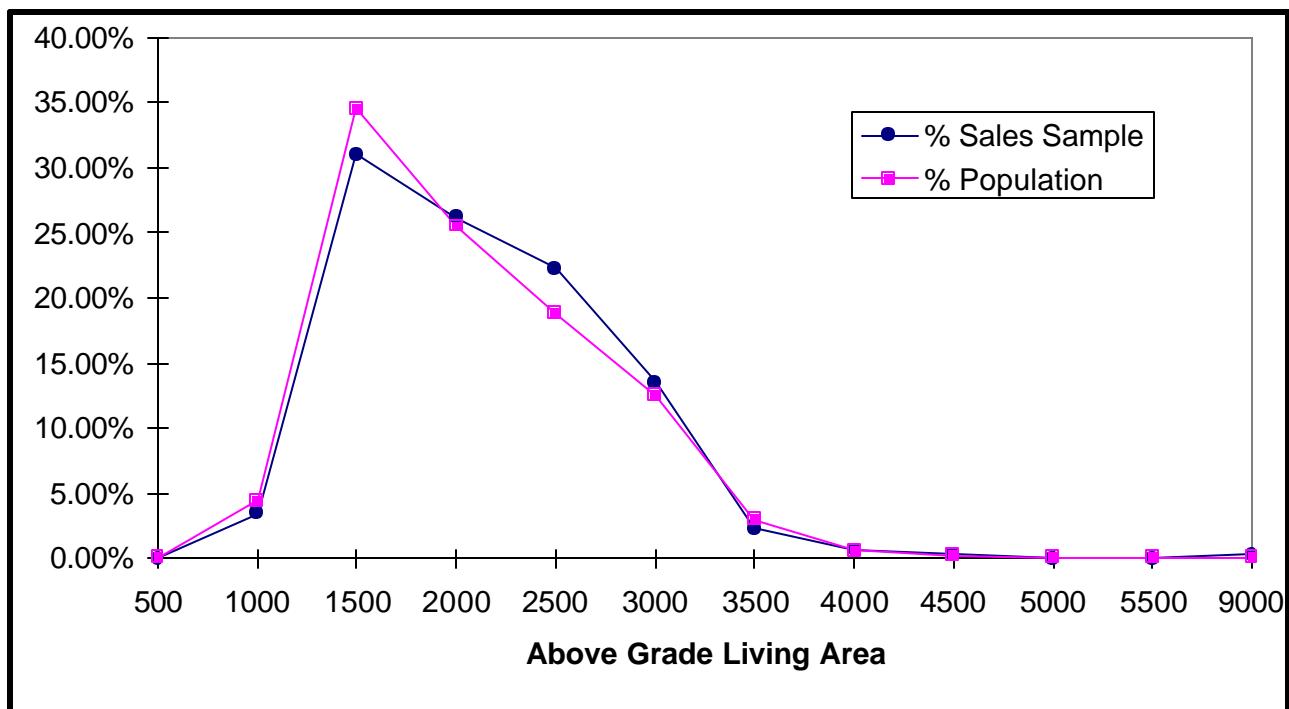
Year Built/Ren	Frequency	% Population
1910	17	0.34%
1920	17	0.34%
1930	70	1.40%
1940	82	1.64%
1950	165	3.30%
1960	518	10.35%
1970	1028	20.53%
1980	914	18.25%
1990	981	19.59%
2000	878	17.54%
2004	337	6.73%
	5007	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

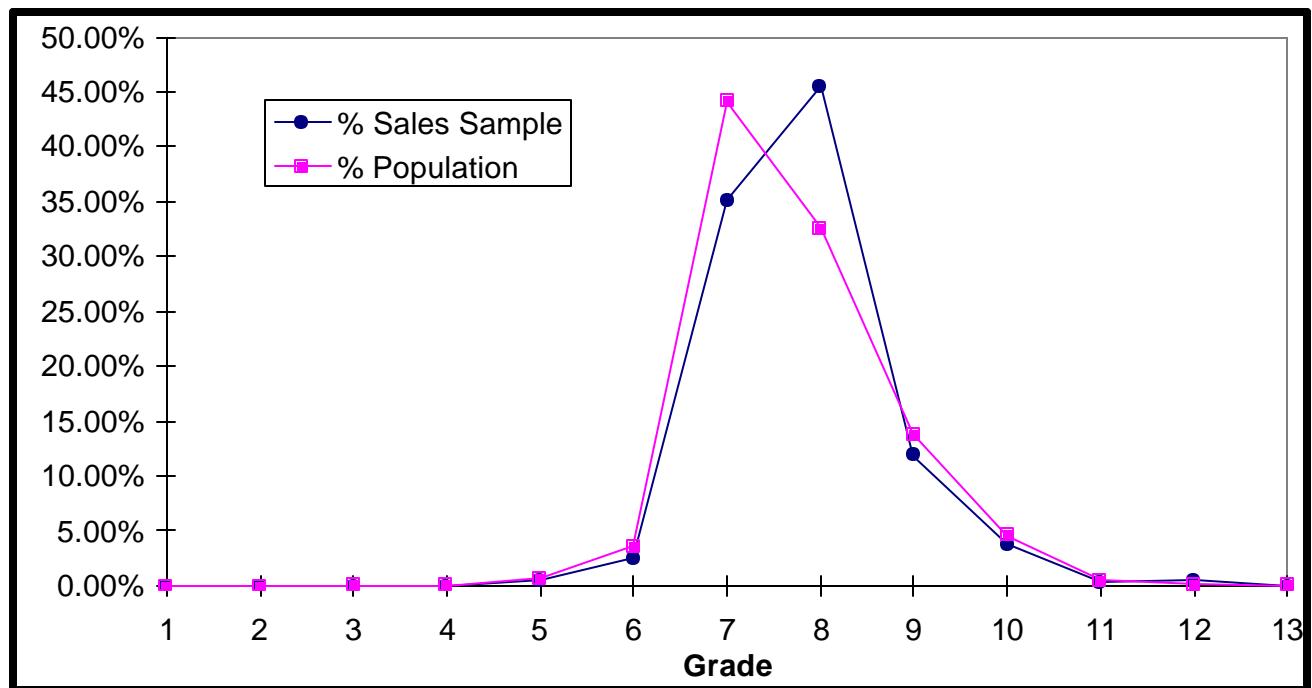
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	3	0.06%
1000	21	3.46%	1000	223	4.45%
1500	188	30.97%	1500	1730	34.55%
2000	159	26.19%	2000	1277	25.50%
2500	135	22.24%	2500	942	18.81%
3000	82	13.51%	3000	625	12.48%
3500	14	2.31%	3500	151	3.02%
4000	4	0.66%	4000	31	0.62%
4500	2	0.33%	4500	12	0.24%
5000	0	0.00%	5000	4	0.08%
5500	0	0.00%	5500	4	0.08%
9000	2	0.33%	9000	5	0.10%
	607			5007	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

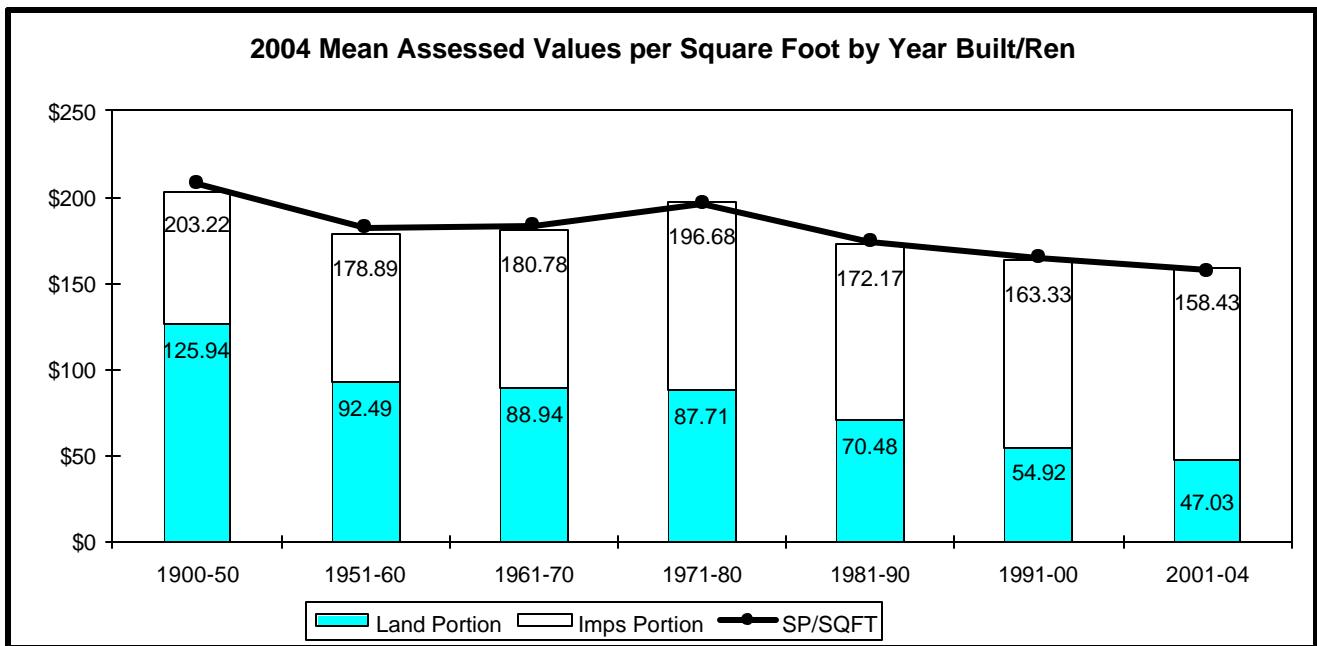
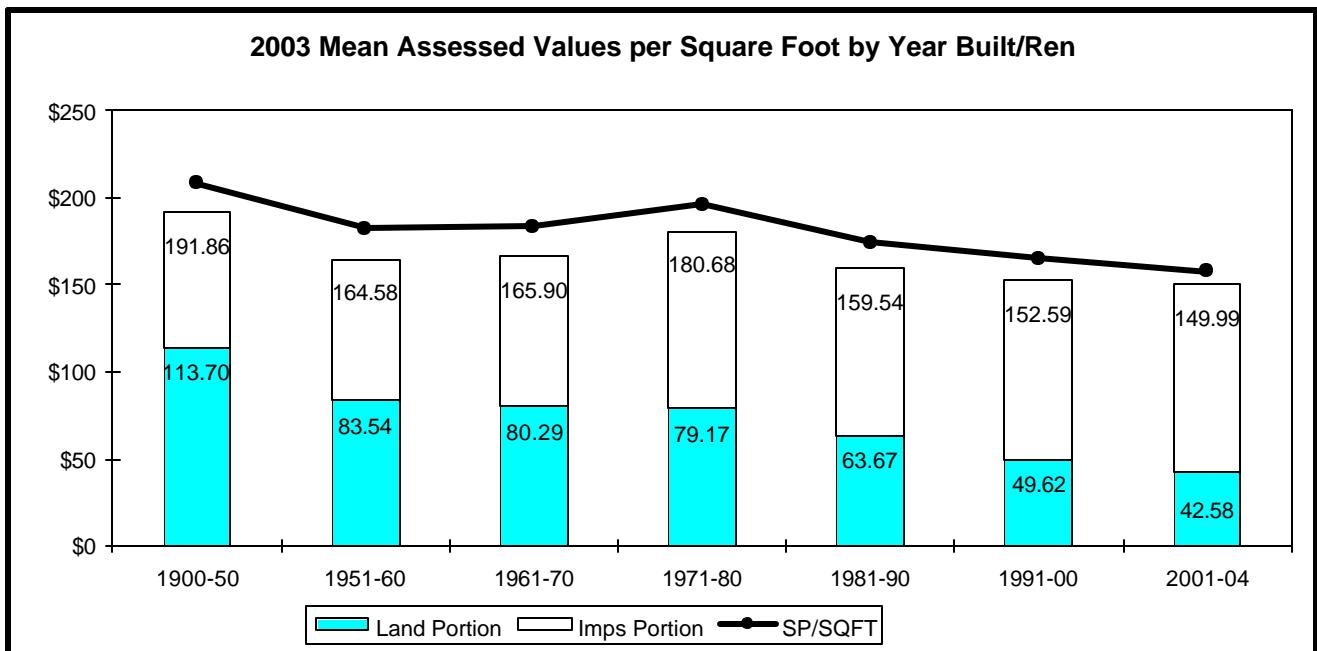
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	1	0.02%
5	3	0.49%	5	33	0.66%
6	15	2.47%	6	179	3.57%
7	213	35.09%	7	2210	44.14%
8	276	45.47%	8	1631	32.57%
9	72	11.86%	9	693	13.84%
10	23	3.79%	10	229	4.57%
11	2	0.33%	11	23	0.46%
12	3	0.49%	12	6	0.12%
13	0	0.00%	13	1	0.02%
		607			5007



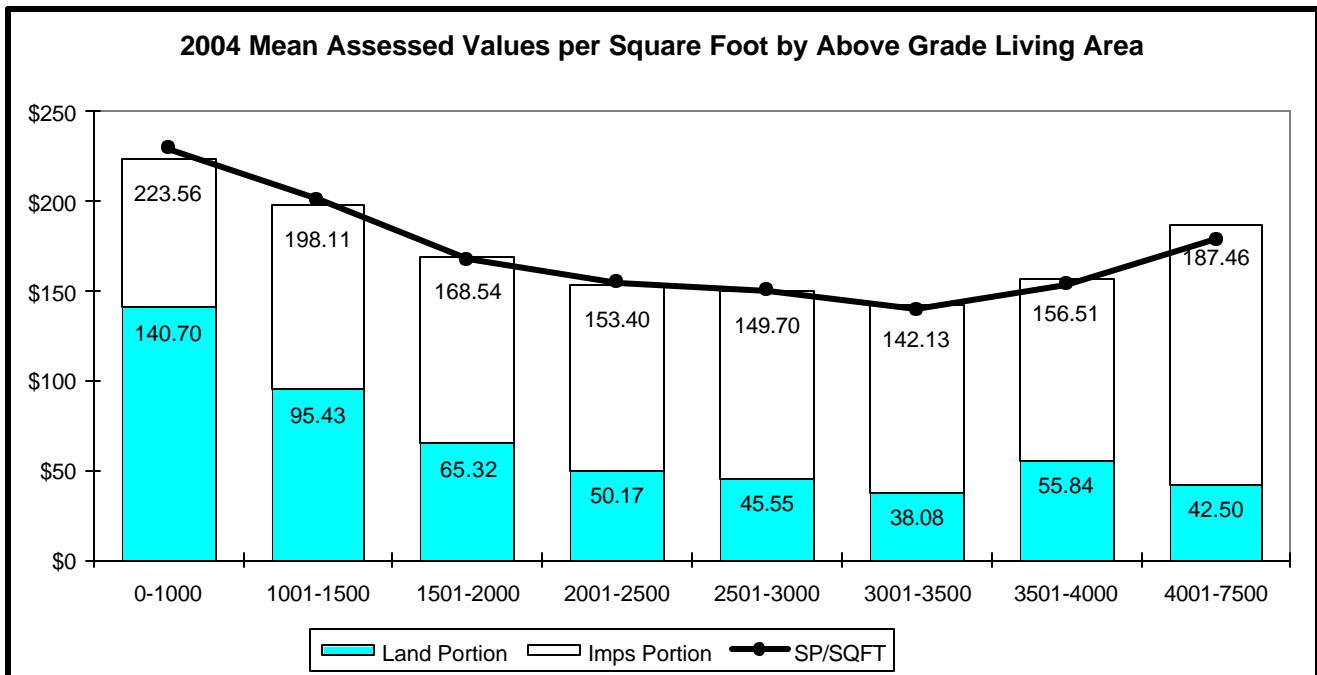
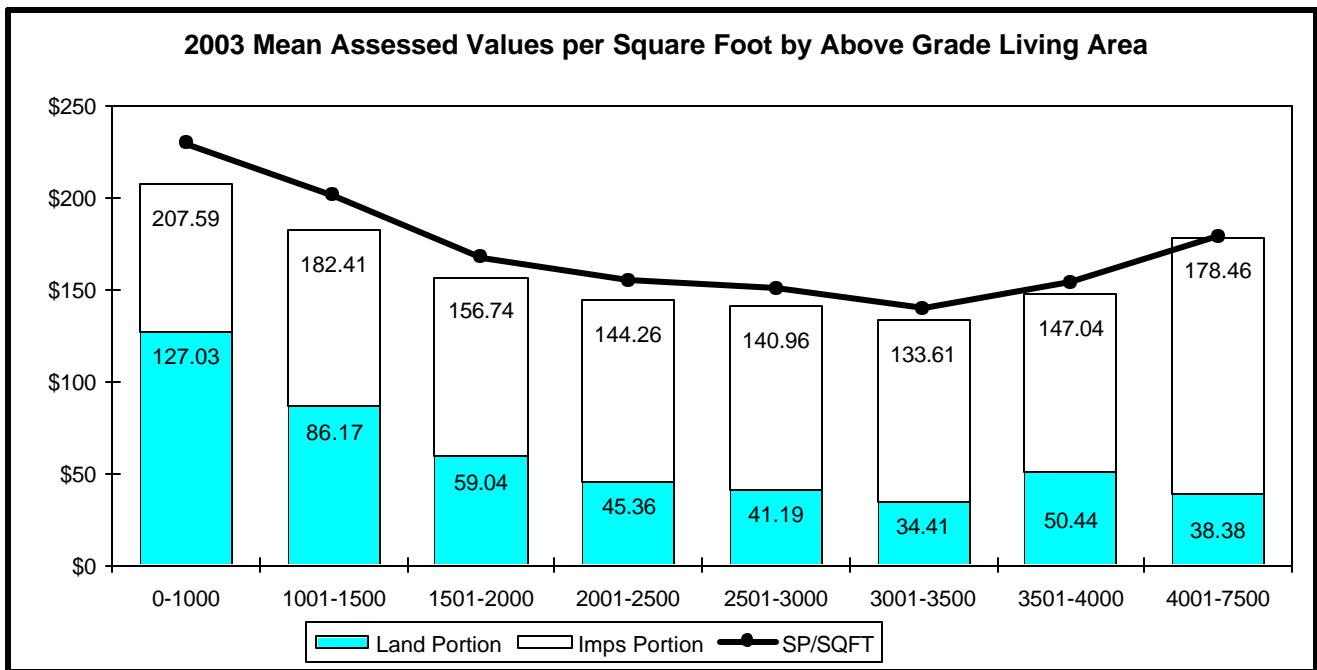
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated**



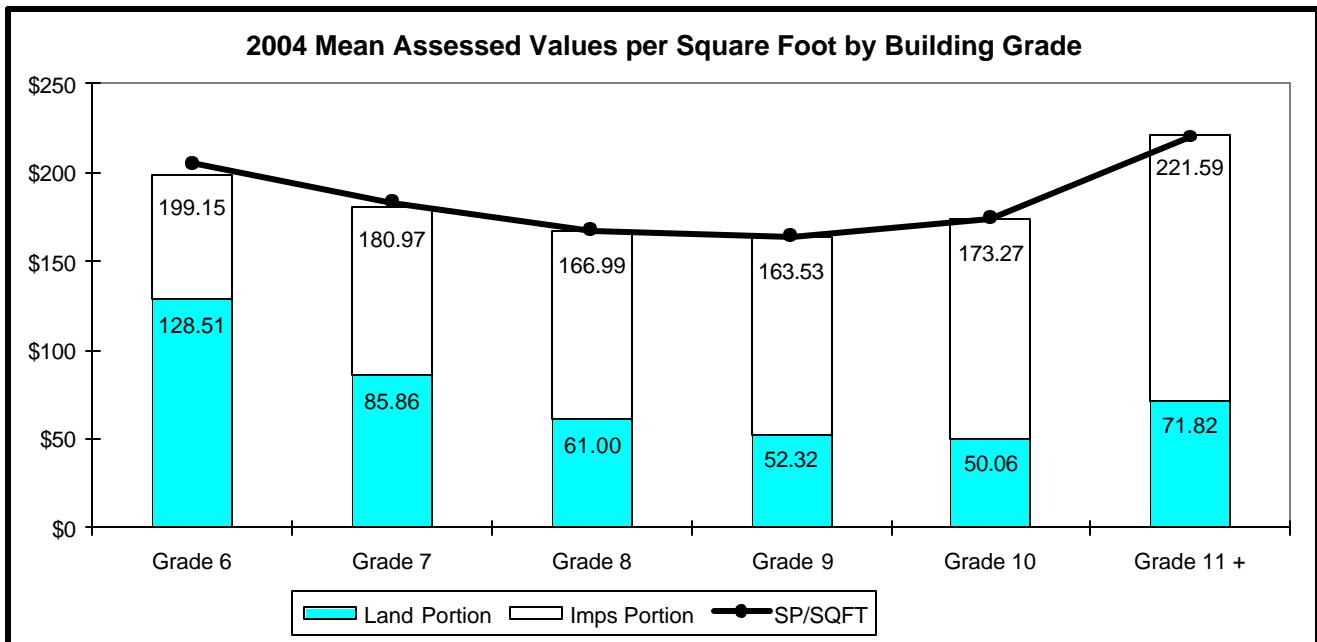
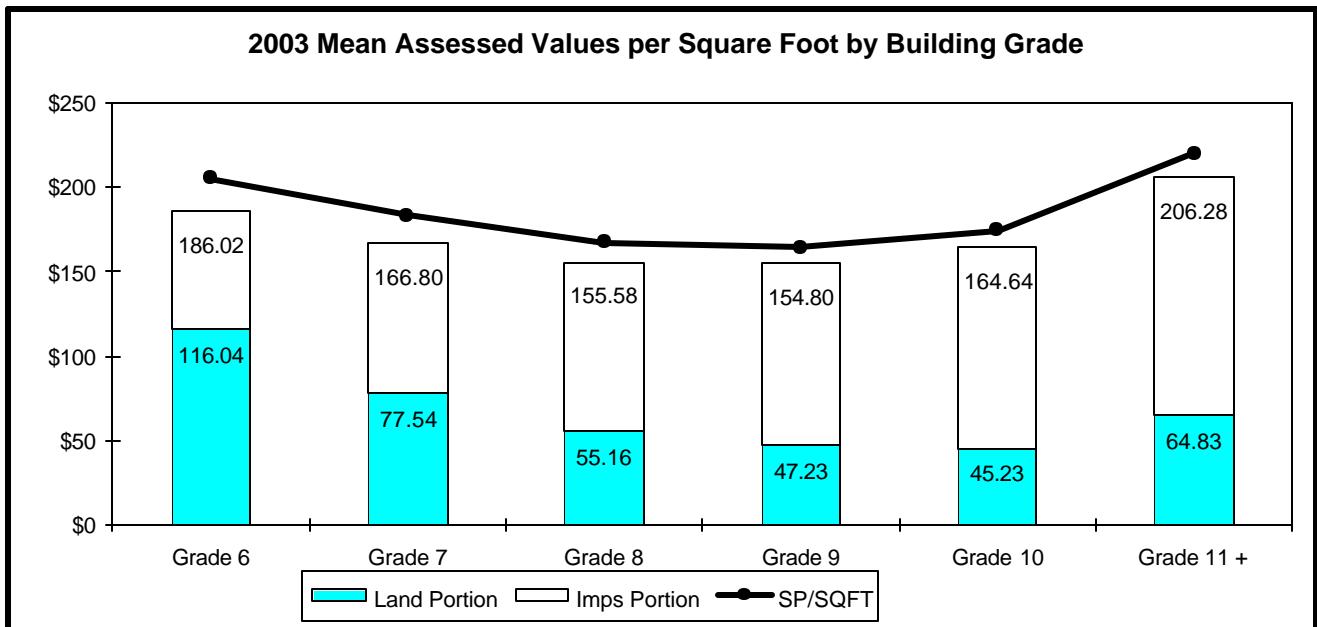
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the **40** usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **10.8%** increase in land assessments in the area for the 2004 Assessment Year. The formula is:

2004 Land Value = 2003 Land Value x 1.11, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 607 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with homes of grades 9 and 10, properties with homes built before 1941, and in the Woodside Heights plat were at a higher assessment ratio than the others and the formula adjusted them upward less than the others. Properties in the Moorlands and Falcon View plats were at a higher assessment ratio than the others and the formula adjusted them downward. Properties with 1 story homes, properties located in the plats Bridlewood and Morningside were at a lower assessment ratio than the others and the formula adjusted them upward more than the other parcels.

Improved Parcel Update (continued)

The derived adjustment formula is:

2004 Total Value = 2003 Total Value / (0.9302137 + 0.04468913 (if YrBlt/Ren < 1941) + 0.02697341 (if grade = 9) + 0.0382733 (if grade = 10) - 0.01677925 (if stories = 1) - 0.05826144 (if in Bridlewood) + 0.1029983 (if in Moorlands) - 0.06855266 (if in Morningside) + 0.06401571 (if in Woodside Heights) + 0.08290436 (if in Falcon View)

The resulting total value is rounded down to the next \$1,000, *then*:

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the total % change indicated by the sales sample and is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.071)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the total % change indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value * 1.071).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

Mobile Home Update

There were 51 mobile home sales in the Holly Hills Mobile Home Park and a separate analysis was done for that plat. The results showed an overall increase of 5% over previous values. The resulting total value is calculated as follows:

2004 Total Value = 2004 Land Value + ((2003 Total Value * 1.05) – 2004 Land Value), with results rounded down to the next \$1,000

There were not enough sales among the 33 other parcels in the population with mobile homes not in Holly Hills to warrant additional analysis, therefore the same method of calculating their 2004 Total Value will be used.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 38 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

7.50%

1 Story Homes

% Adjustment 1.97%

1900-1940 Homes

Yes

% Adjustment -4.93%

Grade9

Yes

% Adjustment -3.03%

Grade10

Yes

% Adjustment -4.25%

Majors 108880 - 108882 Bridlewood

Yes

% Adjustment 7.18%

Major 247540

Yes

% Adjustment -8.80%

Majors 563150 & 563450 Moorlands

Yes

% Adjustment -10.72%

Majors 565100 & 565101 Morningside

Yes

% Adjustment 8.55%

Major 955760

Yes

% Adjustment -6.92%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

Properties in the Bridlewood plat (Major 108880 - 108882) with a grade 9 improvement would approximately receive an increase of 11.65% (7.50 - 3.03 + 7.18). If a grade 10 improvement, the increase would be approximately 10.43% (7.50 - 4.25 + 7.18). In this plat there are 81 grade 9's (14 sales), 93 grade 10's (7 sales) and 3 others.

Parcels in the Morningside Plat (Majors 565100 & 565101), all grade 7 improvements, would approximately receive increases of 16.05% (7.50 + 8.55). There are 77 parcels in this plat (12 sales).

51% of the population of 1 to 3 family residences in the area are adjusted by the overall alone. 5% of the population of 1 to 3 family residences receive an increase greater than the overall and 44% receive an increase less than the overall.

Area 38 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
108880 thru 108882	Bridlewood	22	176	12.5%	NW & SW-17-26-5	3	9-10	1991 thru 2001	NE 153rd St and 100th Ave NE
247540	Falcon View	8	15	53.3%	NE-9-26-5	5	8	2001 thru 2003	NE 182nd St and 129th Pl NE
563150 and 563450	Moorlands	10	101	9.9%	SE-12 & NE-13-26-4	3	6-9	1930 thru 1989	NE 165th St and Simonds Rd NE
565100 and 565101	Morningside	12	77	15.6%	NE-4-26-4	5	7	1987 thru 1989	NE 205 th St and Hollyhills Dr NE
955760	Woodside Heights	12	25	48.0%	NW-7-26-5	4	8	2002 thru 2003	NE 178th St and 90th Ave NE

Area 38 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.996.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	3	1.010	1.050	4.0%	0.731	1.369
6	15	0.897	0.968	7.9%	0.914	1.022
7	213	0.912	0.990	8.5%	0.980	1.000
8	276	0.932	0.998	7.1%	0.990	1.006
9	72	0.945	0.998	5.6%	0.984	1.013
10	23	0.951	1.000	5.2%	0.976	1.024
11	2	0.906	0.973	7.4%	0.812	1.134
12	3	0.966	1.038	7.4%	0.926	1.150
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1940	10	0.953	0.977	2.5%	0.898	1.056
1941-1950	13	0.902	0.982	8.9%	0.921	1.044
1951-1960	49	0.909	0.989	8.8%	0.964	1.014
1961-1970	90	0.909	0.990	8.9%	0.974	1.006
1971-1980	78	0.924	1.005	8.8%	0.988	1.022
1981-1990	102	0.915	0.984	7.5%	0.971	0.997
1991-2000	100	0.925	0.991	7.1%	0.979	1.003
>2000	165	0.954	1.008	5.6%	1.000	1.016
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	1	0.877	0.910	3.8%	na	na
Average	548	0.930	0.997	7.1%	0.991	1.002
Good	46	0.916	0.981	7.2%	0.953	1.010
Very Good	12	0.934	1.018	9.0%	0.957	1.080
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	277	0.913	0.994	8.8%	0.984	1.003
1.5	12	0.928	0.968	4.3%	0.917	1.019
2	317	0.940	0.998	6.2%	0.992	1.004
2.5	1	1.010	1.054	4.3%	na	na

Area 38 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.996.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<801	3	0.946	0.984	4.0%	0.788	1.181
0801-1000	18	0.896	0.972	8.5%	0.932	1.012
1001-1500	188	0.909	0.988	8.6%	0.977	0.998
1501-2000	159	0.936	1.006	7.5%	0.994	1.018
2001-2500	135	0.931	0.990	6.3%	0.979	1.000
2501-3000	82	0.937	0.995	6.2%	0.982	1.008
3001-4000	18	0.957	1.018	6.4%	0.994	1.042
4001-5000	2	1.030	1.063	3.2%	0.803	1.323
>5000	2	0.957	1.028	7.4%	0.497	1.560
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	581	0.928	0.995	7.2%	0.990	1.001
Y	26	0.948	1.004	5.9%	0.975	1.034
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	601	0.929	0.996	7.2%	0.991	1.002
Y	6	0.932	0.991	6.3%	0.895	1.087
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
2	149	0.924	0.996	7.9%	0.984	1.009
3	119	0.932	0.992	6.5%	0.980	1.004
4	224	0.926	0.992	7.0%	0.982	1.001
5	115	0.939	1.009	7.5%	0.999	1.018

Area 38 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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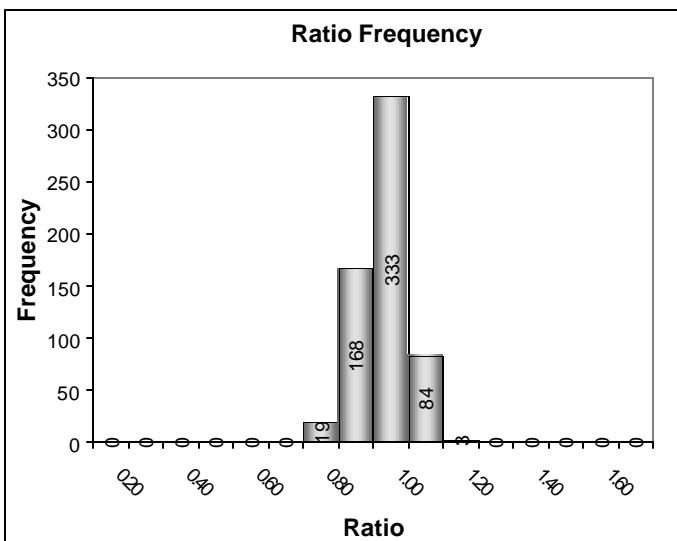
It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
2800-5000	71	0.929	1.003	8.0%	0.991	1.015
5001-8000	138	0.939	0.994	5.8%	0.985	1.003
8001-12000	286	0.924	0.996	7.8%	0.988	1.005
12001-20000	59	0.921	0.989	7.3%	0.968	1.009
20001-30000	30	0.944	1.005	6.5%	0.974	1.036
30001-43559	11	0.955	1.020	6.8%	0.986	1.054
1AC-10AC	12	0.897	0.958	6.7%	0.882	1.033
Plats	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Bridlewood	19	0.901	0.998	10.7%	0.970	1.026
Falcon View	8	1.014	0.999	-1.5%	0.949	1.050
Moorlands	9	1.028	0.998	-2.9%	0.951	1.044
Morningside	11	0.855	0.996	16.5%	0.959	1.032
Woodside Heights	20	0.995	0.999	0.5%	0.983	1.015

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: NW / Team - 2	Lien Date: 01/01/2003	Date of Report: 5/27/2004	Sales Dates: 1/2002 - 12/2003
Area 38	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 607 Mean Assessed Value 294,400 Mean Sales Price 316,700 Standard Deviation AV 93,029 Standard Deviation SP 96,070			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.930 Median Ratio 0.931 Weighted Mean Ratio 0.930			
UNIFORMITY			
Lowest ratio 0.724 Highest ratio: 1.122 Coefficient of Dispersion 5.91% Standard Deviation 0.069 Coefficient of Variation 7.44% Price Related Differential (PRD) 1.000			
RELIABILITY			
95% Confidence: Median Lower limit 0.925 Upper limit 0.941			
95% Confidence: Mean Lower limit 0.924 Upper limit 0.935			
SAMPLE SIZE EVALUATION			
N (population size) 5007 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.069 Recommended minimum: 8 Actual sample size: 607 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 299 # ratios above mean: 308 Z: 0.365 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



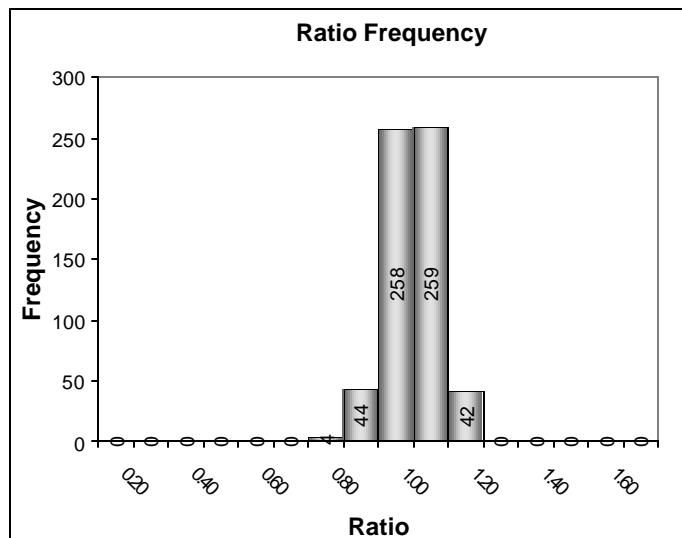
COMMENTS:

1 to 3 Unit Residences throughout area 38

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: NW / Team - 2	Lien Date: 01/01/2004	Date of Report: 5/27/2004	Sales Dates: 1/2002 - 12/2003												
Area 38	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No												
SAMPLE STATISTICS															
<table border="1"> <tr><td>Sample size (n)</td><td>607</td><td>Mean Assessed Value</td><td>315,400</td></tr> <tr><td>Mean Sales Price</td><td>316,700</td><td>Standard Deviation AV</td><td>96,756</td></tr> <tr><td>Standard Deviation SP</td><td>96,070</td><td></td><td></td></tr> </table>				Sample size (n)	607	Mean Assessed Value	315,400	Mean Sales Price	316,700	Standard Deviation AV	96,756	Standard Deviation SP	96,070		
Sample size (n)	607	Mean Assessed Value	315,400												
Mean Sales Price	316,700	Standard Deviation AV	96,756												
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ASSESSMENT LEVEL															
<table border="1"> <tr><td>Arithmetic Mean Ratio</td><td>0.998</td><td>Median Ratio</td><td>1.000</td></tr> <tr><td>Weighted Mean Ratio</td><td>0.996</td><td></td><td></td></tr> </table>				Arithmetic Mean Ratio	0.998	Median Ratio	1.000	Weighted Mean Ratio	0.996						
Arithmetic Mean Ratio	0.998	Median Ratio	1.000												
Weighted Mean Ratio	0.996														
UNIFORMITY															
<table border="1"> <tr><td>Lowest ratio</td><td>0.791</td><td>Highest ratio:</td><td>1.188</td></tr> <tr><td>Coefficient of Dispersion</td><td>5.41%</td><td>Standard Deviation</td><td>0.069</td></tr> <tr><td>Coefficient of Variation</td><td>6.88%</td><td>Price Related Differential (PRD)</td><td>1.002</td></tr> </table>				Lowest ratio	0.791	Highest ratio:	1.188	Coefficient of Dispersion	5.41%	Standard Deviation	0.069	Coefficient of Variation	6.88%	Price Related Differential (PRD)	1.002
Lowest ratio	0.791	Highest ratio:	1.188												
Coefficient of Dispersion	5.41%	Standard Deviation	0.069												
Coefficient of Variation	6.88%	Price Related Differential (PRD)	1.002												
RELIABILITY															
<table border="1"> <tr><td>95% Confidence: Median</td><td></td></tr> <tr><td>Lower limit</td><td>0.995</td></tr> <tr><td>Upper limit</td><td>1.009</td></tr> <tr><td>95% Confidence: Mean</td><td></td></tr> <tr><td>Lower limit</td><td>0.993</td></tr> <tr><td>Upper limit</td><td>1.004</td></tr> </table>				95% Confidence: Median		Lower limit	0.995	Upper limit	1.009	95% Confidence: Mean		Lower limit	0.993	Upper limit	1.004
95% Confidence: Median															
Lower limit	0.995														
Upper limit	1.009														
95% Confidence: Mean															
Lower limit	0.993														
Upper limit	1.004														
SAMPLE SIZE EVALUATION															
<table border="1"> <tr><td>N (population size)</td><td>5007</td><td>B (acceptable error - in decimal)</td><td>0.05</td></tr> <tr><td>S (estimated from this sample)</td><td>0.069</td><td></td><td></td></tr> <tr><td>Recommended minimum:</td><td>8</td><td></td><td></td></tr> </table>				N (population size)	5007	B (acceptable error - in decimal)	0.05	S (estimated from this sample)	0.069			Recommended minimum:	8		
N (population size)	5007	B (acceptable error - in decimal)	0.05												
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<table border="1"> <tr><td>Actual sample size:</td><td>607</td><td>Conclusion:</td><td>OK</td></tr> </table>				Actual sample size:	607	Conclusion:	OK								
Actual sample size:	607	Conclusion:	OK												
NORMALITY															
<table border="1"> <tr><td>Binomial Test</td><td></td></tr> <tr><td># ratios below mean:</td><td>296</td></tr> <tr><td># ratios above mean:</td><td>311</td></tr> <tr><td>Z:</td><td>0.609</td></tr> <tr><td>Conclusion:</td><td>Normal*</td></tr> </table>				Binomial Test		# ratios below mean:	296	# ratios above mean:	311	Z:	0.609	Conclusion:	Normal*		
Binomial Test															
# ratios below mean:	296														
# ratios above mean:	311														
Z:	0.609														
Conclusion:	Normal*														
<p>*i.e. no evidence of non-normality</p>															



COMMENTS:

1 to 3 Unit Residences throughout area 38

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	011410	0705	8/20/02	\$170,000	870	0	6	1955	3	11297	N	N	7321 NE 192ND ST
002	011410	0144	10/7/03	\$178,000	1120	0	6	1951	3	8193	N	N	19435 75TH AV NE
002	011410	1060	11/15/02	\$221,000	1440	750	6	1949	3	26588	N	N	7614 NE 192ND ST
002	011410	1062	11/15/02	\$231,000	1710	0	6	1948	3	29588	N	N	7622 NE 192ND ST
002	382410	0056	1/25/02	\$225,850	860	600	7	1977	3	9605	N	N	6420 NE 198TH ST
002	012604	9079	4/1/02	\$172,950	930	0	7	1949	3	24900	N	N	18710 80TH AV NE
002	257060	0020	10/28/03	\$256,000	980	980	7	1964	3	9600	N	N	7611 NE 202ND PL
002	382410	0124	7/21/03	\$209,950	980	0	7	1967	3	10850	N	N	6237 NE 198TH ST
002	382410	0322	10/21/02	\$189,950	980	0	7	1953	3	8820	N	N	6325 NE 196TH ST
002	012604	9208	7/28/03	\$280,000	1000	1000	7	2002	3	12375	N	N	18711 82ND AV NE
002	257060	0210	8/18/03	\$223,000	1010	0	7	1966	3	9889	N	N	7640 NE 202ND PL
002	257060	0300	3/12/02	\$213,000	1010	0	7	1966	4	9144	N	N	20205 76TH PL NE
002	382410	0105	7/22/02	\$199,950	1030	0	7	1967	3	9533	N	N	19654 62ND AV NE
002	011410	1475	4/28/03	\$213,000	1060	0	7	1949	3	18001	N	N	17714 83RD AV NE
002	096800	0020	8/26/03	\$262,000	1060	1010	7	1962	3	10864	N	N	8812 NE 203RD PL
002	257060	0040	10/23/03	\$254,000	1090	740	7	1966	3	9600	N	N	7627 NE 202ND PL
002	011410	0156	6/2/03	\$275,000	1120	980	7	1988	3	9673	N	N	7324 NE 192ND ST
002	382410	0260	12/18/02	\$230,000	1120	500	7	1960	3	9900	N	N	6517 NE 198TH ST
002	011410	0159	3/7/02	\$226,000	1130	400	7	1988	3	10048	N	N	19220 73RD AV NE
002	011410	0118	1/16/03	\$262,000	1140	540	7	1964	3	13308	N	N	20013 75TH AV NE
002	382410	0161	11/21/03	\$210,000	1140	500	7	1977	3	9800	N	N	19715 64TH PL NE
002	257050	0170	9/11/02	\$219,950	1150	0	7	1962	4	10295	N	N	7909 NE 203RD ST
002	011410	0314	5/20/03	\$228,000	1170	310	7	1960	4	7117	N	N	6828 NE 204TH ST
002	011410	0766	2/7/02	\$212,000	1190	0	7	1963	4	12301	N	N	7911 NE 186TH ST
002	382010	0015	8/27/03	\$259,000	1200	400	7	1961	3	10040	N	N	19615 66TH PL NE
002	382010	0215	11/7/03	\$249,950	1200	680	7	1959	3	10000	N	N	19531 67TH AV NE
002	513000	0040	11/18/02	\$265,000	1200	220	7	1964	3	9750	N	N	18310 83RD AV NE
002	382480	0020	8/29/03	\$239,800	1210	650	7	1962	3	9987	N	N	19711 64TH AV NE
002	012604	9128	8/28/03	\$297,500	1220	570	7	1959	3	10800	N	N	7637 NE 205TH ST
002	382010	0284	12/10/03	\$250,000	1230	620	7	1981	3	9600	N	N	19707 67TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	382410	0076	7/23/02	\$224,500	1230	0	7	1979	3	9618	N	N	6458 NE 198TH ST
002	382410	0206	9/20/02	\$269,000	1250	600	7	1964	3	13600	N	N	6344 NE 196TH ST
002	382410	0015	12/12/03	\$225,000	1280	0	7	1954	5	7802	N	N	6226 NE 198TH ST
002	382410	0031	12/21/02	\$250,000	1290	1000	7	1964	3	12787	N	N	6308 NE 198TH ST
002	809650	0080	7/30/03	\$224,000	1290	0	7	1967	4	9719	N	N	19056 85TH AV NE
002	011410	1506	9/12/02	\$246,000	1300	0	7	1997	3	5088	N	N	17718 83RD PL NE
002	381975	0010	3/19/02	\$221,000	1300	0	7	1988	3	9600	N	N	7602 NE 197TH CT
002	513000	0050	8/9/02	\$289,950	1300	700	7	1977	4	9664	N	N	8304 NE 183RD ST
002	257050	0030	5/19/03	\$233,900	1310	0	7	1961	4	10070	N	N	7904 NE 203RD ST
002	866310	0180	5/29/03	\$298,720	1310	380	7	1991	3	11043	N	N	6243 NE 204TH PL
002	382410	0327	11/19/03	\$258,000	1320	800	7	1968	3	11728	N	N	19506 63RD PL NE
002	381975	0130	4/22/03	\$237,500	1330	0	7	1988	3	9600	N	N	7613 NE 196TH CT
002	866300	0130	10/2/03	\$260,000	1340	1000	7	1962	3	9600	N	N	6267 NE 203RD PL
002	382410	0116	8/26/02	\$240,000	1370	0	7	1968	4	12120	N	N	6229 NE 198TH ST
002	012604	9105	6/27/02	\$250,000	1380	280	7	1931	4	38760	N	N	20024 80TH AV NE
002	011410	0785	9/6/02	\$435,000	1390	0	7	1928	4	225640	N	N	18327 80TH AV NE
002	011410	0235	2/15/02	\$219,500	1410	0	7	1951	4	9584	N	N	7220 NE 190TH CT
002	660140	0030	2/25/02	\$195,000	1420	0	7	1972	3	10458	N	N	7902 NE 183RD ST
002	513000	0170	9/18/03	\$299,000	1450	740	7	1996	3	10274	N	N	8315 NE 183RD ST
002	382410	0136	5/7/02	\$229,500	1500	0	7	1964	3	8820	N	N	6319 NE 198TH ST
002	257060	0220	9/19/03	\$253,000	1510	0	7	1964	3	9100	N	N	7630 NE 202ND PL
002	382410	0289	5/6/02	\$309,950	1510	700	7	2001	3	6000	N	N	6223 NE 196TH ST
002	381975	0160	10/21/03	\$269,500	1590	0	7	1988	3	9600	N	N	7614 NE 195TH ST
002	177645	0070	3/5/02	\$239,000	1620	480	7	1981	3	8732	N	N	7339 NE 204TH PL
002	011410	1052	6/20/02	\$349,900	1630	0	7	1972	3	16515	N	N	7631 NE 195TH ST
002	382410	0187	5/7/02	\$245,000	1630	0	7	1973	3	9950	N	N	19621 65TH AV NE
002	076200	0060	2/27/02	\$262,000	1640	0	7	2001	3	3226	N	N	8037 NE 179TH PL
002	011410	0716	7/24/02	\$227,000	1670	0	7	1965	4	11340	N	N	7349 NE 192ND ST
002	012604	9142	6/25/03	\$247,500	1670	0	7	1951	3	13534	N	N	18706 82ND AV NE
002	607500	0010	6/6/02	\$230,500	1670	0	7	1967	3	9618	N	N	17660 86TH AV NE
002	607500	0030	10/8/03	\$212,000	1670	0	7	1967	3	11310	N	N	17654 86TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 38
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	076200	0020	3/19/02	\$264,000	1700	0	7	2001	3	3209	N	N	8013 NE 179TH PL
002	076200	0040	1/18/02	\$263,990	1700	0	7	2001	3	3654	N	N	8025 NE 179TH PL
002	029372	0130	5/23/03	\$287,000	1740	0	7	2003	3	3710	N	N	7558 NE 204TH PL
002	382410	0364	8/4/03	\$332,000	1760	760	7	1977	3	26943	N	N	6640 NE 198TH ST
002	025360	0190	3/18/02	\$280,000	1800	0	7	2000	3	4246	N	N	7540 NE 203RD ST
002	011410	0317	10/21/03	\$255,000	1830	0	7	1992	3	9158	N	N	6810 NE 204TH ST
002	025360	0090	11/13/03	\$295,000	1830	0	7	2000	3	4594	N	N	7551 NE 203RD ST
002	402770	1191	11/6/03	\$246,000	1850	0	7	1960	3	10800	N	N	6118 NE 197TH ST
002	025360	0100	12/30/02	\$267,000	1860	0	7	2000	3	4025	N	N	7555 NE 203RD ST
002	402770	1235	5/19/03	\$239,950	1880	0	7	1984	3	9093	N	N	19640 61ST PL NE
002	382410	0100	3/28/03	\$400,000	3140	510	7	1999	3	5280	N	N	6542 NE 198TH ST
002	382410	0256	6/22/03	\$195,000	960	0	8	1964	3	12043	N	N	19622 65TH AV NE
002	758700	0040	2/11/03	\$233,500	1170	380	8	1975	3	11399	N	N	8427 NE 178TH ST
002	382410	0085	3/22/02	\$274,000	1220	980	8	1977	3	11200	N	N	6510 NE 198TH ST
002	402770	1216	8/20/03	\$240,000	1270	290	8	1978	3	7820	N	N	19506 61ST AV NE
002	382410	0082	12/12/03	\$255,000	1360	650	8	1979	3	11200	N	N	6504 NE 198TH ST
002	382410	0345	9/4/03	\$279,900	1400	200	8	1965	4	14740	N	N	19515 65TH AV NE
002	394960	0010	10/24/02	\$242,000	1490	420	8	1965	3	9600	N	N	20212 75TH AV NE
002	513000	0150	8/30/02	\$299,000	1490	1290	8	1967	3	11923	N	N	8335 NE 183RD ST
002	012604	9050	11/15/02	\$242,000	1510	310	8	1979	3	11570	N	N	6833 NE 191ST ST
002	382410	0166	2/25/02	\$281,500	1540	430	8	1977	3	10358	N	N	19710 64TH PL NE
002	177645	0220	6/19/02	\$265,000	1550	580	8	1979	3	11137	N	N	20430 73RD PL NE
002	809380	0150	5/6/03	\$250,000	1580	0	8	1986	3	6091	Y	N	17813 85TH PL NE
002	866310	0160	8/23/02	\$270,000	1660	0	8	1968	5	10375	N	N	6239 NE 204TH PL
002	513000	0160	3/11/02	\$314,000	1670	660	8	1995	3	10310	N	N	8325 NE 183RD ST
002	809380	0190	11/21/02	\$256,000	1680	0	8	1986	3	8850	N	N	8416 NE 178TH ST
002	072605	9185	9/12/02	\$549,500	1700	0	8	1969	5	20659	N	N	8427 NE 175TH ST
002	382410	0290	12/19/02	\$400,000	1700	900	8	2002	3	13458	N	N	6219 NE 196TH ST
002	012604	9132	6/17/03	\$300,000	1740	0	8	1959	3	120661	N	N	19614 83RD AV NE
002	029372	0020	12/31/02	\$295,000	1740	0	8	2003	3	5296	N	N	7519 NE 204TH PL
002	029372	0030	12/10/02	\$289,450	1740	0	8	2003	3	5031	N	N	7523 NE 204TH PL

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	029372	0120	5/22/03	\$287,000	1740	0	8	2003	3	3604	N	N	7559 NE 204TH PL
002	029372	0240	5/30/03	\$274,950	1740	0	8	2003	3	3541	N	N	7514 NE 204TH PL
002	029372	0250	3/25/03	\$272,000	1740	0	8	2003	3	3865	N	N	7510 NE 204TH PL
002	313730	0020	8/22/03	\$299,950	1830	0	8	2003	3	4961	N	N	7514 NE 201ST ST
002	029372	0060	5/21/03	\$295,500	1870	0	8	2003	3	4394	N	N	7535 NE 204TH PL
002	029372	0200	3/12/03	\$282,000	1870	0	8	2003	3	4069	N	N	7530 NE 204TH PL
002	809380	0090	1/9/03	\$252,500	1870	0	8	1986	3	6155	N	N	17842 85TH PL NE
002	770202	0090	7/22/03	\$313,000	1880	0	8	2003	3	4918	N	N	8024 NE 182ND ST
002	382410	0313	9/9/02	\$325,000	1950	0	8	1993	3	10300	N	N	6303 NE 196TH ST
002	029372	0050	2/21/03	\$299,950	1980	0	8	2003	3	4520	N	N	7531 NE 204TH PL
002	029372	0180	2/20/03	\$303,550	1980	0	8	2003	3	4274	N	N	7538 NE 204TH PL
002	029372	0070	2/11/03	\$301,950	2000	0	8	2003	3	4394	N	N	7539 NE 204TH PL
002	029372	0190	2/25/03	\$290,000	2000	0	8	2003	3	4242	N	N	7534 NE 204TH PL
002	011410	1047	5/10/03	\$308,000	2110	0	8	1998	3	9394	N	N	7507 NE 195TH ST
002	011410	0769	5/8/02	\$352,000	2160	0	8	2001	3	10800	N	N	7835 NE 186TH ST
002	029372	0090	12/27/02	\$289,000	2170	0	8	2003	3	3653	N	N	7547 NE 204TH PL
002	029372	0140	6/3/03	\$304,950	2170	0	8	2003	3	4912	N	N	7554 NE 204TH PL
002	029372	0160	1/28/03	\$289,950	2170	0	8	2003	3	4503	N	N	7546 NE 204TH PL
002	770202	0010	6/4/03	\$324,950	2200	0	8	2003	3	5207	N	N	8009 NE 182ND PL
002	770202	0020	4/22/03	\$329,950	2200	0	8	2003	3	5219	N	N	8015 NE 182ND PL
002	770202	0110	5/21/03	\$329,950	2200	0	8	2003	3	4574	N	N	8020 NE 182ND PL
002	770201	0020	4/2/02	\$332,500	2220	0	8	2001	3	5802	N	N	7934 NE 182ND PL
002	770201	0040	2/21/02	\$330,000	2220	0	8	2001	3	5802	N	N	7924 NE 182ND PL
002	770201	0090	3/27/02	\$344,950	2220	0	8	2001	3	4874	N	N	7927 NE 182ND PL
002	770201	0110	7/23/02	\$338,000	2220	0	8	2001	3	5677	N	N	7937 NE 182ND PL
002	029372	0040	1/24/03	\$295,000	2240	0	8	2003	3	4772	N	N	7527 NE 204TH PL
002	926927	0060	11/4/03	\$367,500	2320	0	8	1995	3	8219	N	N	8518 NE 176TH ST
002	072605	9290	8/15/02	\$369,950	2370	0	8	2002	3	6760	N	N	17822 86TH AV NE
002	011410	0768	4/9/02	\$398,309	2420	0	8	2001	3	11748	N	N	7837 NE 186TH ST
002	111260	0090	11/20/03	\$375,000	2450	0	8	1989	3	9005	N	N	6175 NE 195TH CT
002	072605	9477	9/25/02	\$366,950	2460	0	8	2002	3	7200	N	N	17830 86TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 38
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	770202	0050	11/11/03	\$339,950	2500	0	8	2003	3	6362	N	N	8033 NE 182ND PL
002	770202	0070	7/29/03	\$364,950	2520	0	8	2003	3	5328	N	N	8039 NE 182ND ST
002	770202	0130	8/26/03	\$344,950	2580	0	8	2003	3	4511	N	N	8012 NE 182ND PL
002	770202	0030	11/4/03	\$359,950	2590	0	8	2003	3	6394	N	N	8127 NE 182ND PL
002	770202	0060	7/17/03	\$358,000	2590	0	8	2003	3	5920	N	N	8035 NE 182ND PL
002	770202	0080	5/28/03	\$359,950	2590	0	8	2003	3	6431	N	N	8041 NE 182ND PL
002	770202	0120	9/22/03	\$359,950	2590	0	8	2003	3	5465	N	N	8016 NE 182ND PL
002	770201	0100	2/21/02	\$354,950	2610	0	8	2001	3	4910	N	N	7933 NE 182ND PL
002	382010	0150	3/22/02	\$303,000	1250	1210	9	1971	3	16753	N	N	6615 NE 196TH ST
002	929550	0050	4/4/02	\$386,500	2360	0	9	1999	3	7210	N	N	8500 NE 193RD ST
002	929550	0210	8/25/03	\$393,000	2370	0	9	1999	3	7493	N	N	19222 86TH PL NE
002	770201	0010	1/29/02	\$349,950	2500	0	9	2001	3	6368	N	N	7938 NE 182ND PL
002	929550	0190	3/24/03	\$410,000	2530	0	9	1999	3	8358	N	N	19214 86TH PL NE
002	072605	9063	11/21/02	\$510,000	2600	0	9	1978	5	14965	N	N	8505 NE 175TH ST
002	926927	0120	8/12/02	\$379,000	2850	0	9	1994	3	15950	N	N	8525 NE 176TH ST
002	173733	0130	7/27/03	\$366,400	2910	0	9	1991	3	9206	N	N	8825 NE 195TH ST
002	173733	0220	4/23/03	\$388,000	2920	0	9	1993	3	8452	N	N	19636 89TH PL NE
002	920255	0020	4/19/02	\$391,500	3050	0	9	2001	3	9045	N	N	20332 86TH PL NE
002	072605	9018	7/15/03	\$435,000	3470	0	9	2003	3	7879	N	N	17655 86TH AV NE
002	072605	9467	6/19/02	\$1,150,000	6310	0	12	1995	3	38000	N	N	17418 84TH AV NE
002	072605	9163	7/22/02	\$945,000	6680	0	12	1995	3	31000	N	N	8415 NE 175TH ST
003	096110	0035	3/1/02	\$250,000	700	0	6	1936	3	143748	N	N	11217 E RIVERSIDE DR
003	082605	9092	10/13/03	\$176,500	760	0	6	1918	3	6200	N	N	17520 EASON AV
003	357870	0035	10/13/03	\$200,000	880	0	6	1947	3	32025	N	N	15226 SIMONDS RD NE
003	082605	9267	12/12/02	\$198,000	1070	0	6	1950	3	6650	N	N	17507 EASON AV
003	096110	0075	5/24/02	\$235,000	1300	0	6	1988	3	26393	N	N	10725 E RIVERSIDE DR
003	563150	0900	3/1/02	\$180,300	1000	0	7	1959	3	10000	N	N	16206 SIMONDS RD NE
003	563450	0373	7/1/03	\$224,900	1060	440	7	1960	4	13001	N	N	16504 SIMONDS RD NE
003	563450	0540	6/10/02	\$255,500	1061	0	7	1989	3	63145	N	N	8233 NE 169TH ST
003	563450	0583	10/8/03	\$245,000	1080	0	7	1982	3	11111	N	N	8121 NE 169TH ST
003	563450	0598	10/14/02	\$239,000	1250	0	7	1933	4	15350	N	N	8312 NE 169TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	563450	0680	5/30/02	\$281,500	1260	0	7	1978	4	22826	N	N	16912 81ST AV NE
003	701800	0090	10/14/03	\$265,000	1320	810	7	1966	3	9400	N	N	8430 NE 169TH PL
003	701800	0290	6/20/03	\$309,000	1330	1250	7	1976	3	14000	N	N	8601 NE 169TH ST
003	620420	0550	4/25/02	\$266,000	1340	310	7	1986	3	10570	N	N	14617 104TH AV NE
003	563450	0529	4/7/03	\$285,000	1370	620	7	1981	3	10360	N	N	8329 NE 169TH ST
003	701800	0380	9/10/03	\$319,950	1380	850	7	1979	3	16000	N	N	8430 NE 169TH ST
003	620420	0490	2/21/02	\$249,000	1440	0	7	1987	3	6135	N	N	14723 104TH AV NE
003	249980	0070	5/20/03	\$282,000	1480	0	7	1965	4	12742	N	N	10405 NE 168TH ST
003	620420	0500	4/25/02	\$264,950	1560	0	7	1988	3	7225	N	N	14717 104TH AV NE
003	701800	0110	8/18/03	\$302,500	1580	180	7	1966	4	10200	N	N	8442 NE 169TH PL
003	563450	0650	6/21/02	\$470,500	1630	440	7	1994	3	41560	N	N	8122 NE 169TH ST
003	620420	0450	11/15/02	\$293,000	1760	0	7	1988	3	8456	N	N	14815 104TH AV NE
003	182605	9080	8/6/03	\$327,000	2040	0	7	1993	4	9627	N	N	15423 100TH AV NE
003	701800	0080	6/9/03	\$288,000	2050	0	7	1962	3	12100	N	N	8424 NE 169TH PL
003	082605	9342	12/21/02	\$310,000	2070	0	7	1992	3	6617	N	N	10624 NE 175TH ST
003	620420	0140	12/10/02	\$315,000	2110	0	7	1988	3	6364	N	N	14710 104TH AV NE
003	082605	9290	8/8/02	\$434,000	2210	1490	7	1968	5	91476	N	N	16811 112TH PL NE
003	689999	0120	8/13/03	\$357,000	1020	930	8	1987	3	11658	N	N	17400 102ND AV NE
003	620420	0590	8/20/03	\$301,500	1150	310	8	1985	3	5763	N	N	14521 104TH AV NE
003	620420	0050	3/25/02	\$275,500	1240	350	8	1985	3	8237	N	N	14522 104TH AV NE
003	620420	0110	4/9/03	\$290,000	1250	380	8	1985	3	7445	N	N	14628 104TH AV NE
003	620420	0380	3/25/02	\$295,000	1450	960	8	1984	3	8140	N	N	14923 104TH AV NE
003	620400	0070	11/24/03	\$410,000	1510	360	8	1983	3	8142	N	N	16806 105TH AV NE
003	620420	0580	6/18/02	\$305,000	1630	0	8	1986	3	5764	N	N	14531 104TH AV NE
003	103610	0020	11/18/03	\$335,000	1760	0	8	1993	3	8681	N	N	11112 NE 157TH PL
003	752547	0030	8/5/03	\$399,000	1770	0	8	1982	3	22305	N	N	16928 84TH AV NE
003	885410	0290	5/9/03	\$338,000	1860	0	8	1985	3	13545	N	N	9419 ODIN WY
003	176280	0050	2/15/03	\$378,000	1910	590	8	2002	3	3658	N	N	8305 NE 163RD PL
003	664102	0070	2/24/03	\$339,950	1980	0	8	1996	3	7253	N	N	8840 NE 160TH PL
003	885400	0300	9/13/02	\$298,900	1990	0	8	1966	4	12000	N	N	9433 VALHALLA WY
003	664102	0170	2/24/03	\$338,000	2040	0	8	1996	3	6333	N	N	9029 NE 160TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	664102	0120	5/1/02	\$327,000	2047	0	8	1996	3	9103	N	N	9022 NE 160TH PL
003	734050	0150	7/23/03	\$340,000	2100	0	8	2000	3	6610	N	N	17303 106TH PL NE
003	108880	0400	2/24/03	\$384,000	2130	0	8	1991	3	9635	N	N	10407 NE 152ND PL
003	620410	0220	9/15/03	\$369,000	2230	0	8	1988	3	11977	N	N	10930 NE 157TH ST
003	620410	0330	6/18/03	\$387,500	2230	0	8	1988	3	23361	N	N	10810 NE 157TH ST
003	734050	0060	4/11/03	\$382,950	2270	0	8	2000	3	6600	N	N	17316 107TH PL NE
003	734050	0180	5/1/02	\$350,500	2350	0	8	2000	3	6581	N	N	17321 106TH PL NE
003	734050	0210	12/2/02	\$389,950	2350	0	8	2000	3	6976	N	N	10602 NE 174TH PL
003	563450	0430	8/10/02	\$303,500	2390	0	8	1994	3	8036	N	N	16652 SIMONDS RD NE
003	664102	0200	8/21/02	\$348,000	2416	0	8	1996	3	6168	N	N	9009 NE 160TH PL
003	357860	0180	11/20/02	\$358,500	2420	0	8	1999	3	12152	N	N	8630 NE 157TH ST
003	664102	0060	10/24/02	\$365,000	2436	0	8	1996	3	8300	N	N	8834 NE 160TH PL
003	103610	0080	8/12/03	\$390,000	2580	0	8	1992	3	8100	N	N	15756 111TH AV NE
003	103610	0140	12/4/03	\$385,000	2860	0	8	1994	3	29390	N	N	15942 111TH AV NE
003	103610	0140	9/29/03	\$344,250	2860	0	8	1994	3	29390	N	N	15942 111TH AV NE
003	103610	0200	7/2/03	\$432,000	2950	0	8	1994	3	9309	N	N	15745 111TH AV NE
003	020051	0290	4/2/03	\$333,000	1800	0	9	1989	3	7964	N	N	9208 NE 155TH ST
003	020052	0180	7/9/02	\$325,000	1800	0	9	1991	3	8040	N	N	8909 NE 151ST PL
003	885400	0200	8/7/02	\$316,000	1830	830	9	1962	4	10350	N	N	16420 BALDER LN
003	020050	0380	10/25/02	\$354,950	1990	0	9	1989	3	6854	N	N	15007 93RD PL NE
003	108880	0700	10/25/02	\$429,950	2140	0	9	1991	3	12336	N	N	10316 NE 156TH PL
003	020050	0030	1/28/02	\$330,000	2220	0	9	1989	3	9691	N	N	15001 91ST PL NE
003	417860	0150	5/18/03	\$359,900	2300	0	9	1994	3	15093	N	N	11157 NE 160TH PL
003	020050	0670	10/20/03	\$369,950	2340	0	9	1989	3	8111	N	N	9132 NE 151ST ST
003	108970	0060	8/2/02	\$414,000	2370	0	9	1996	3	10298	N	N	14812 102ND AV NE
003	320490	0060	3/13/03	\$449,950	2370	670	9	2001	3	17413	N	N	17120 109TH PL NE
003	020051	0070	2/21/02	\$345,000	2380	0	9	1989	3	10479	N	N	15520 93RD CT NE
003	108880	0270	8/21/03	\$434,300	2391	0	9	1991	3	11918	N	N	10209 NE 151ST ST
003	108880	0660	2/21/03	\$475,000	2400	620	9	1997	3	9610	N	N	10203 NE 156TH PL
003	108880	0660	3/29/02	\$430,000	2400	620	9	1997	3	9610	N	N	10203 NE 156TH PL
003	320490	0040	7/24/03	\$450,000	2402	0	9	2001	3	10973	N	N	17127 109TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	320490	0040	12/9/02	\$434,950	2402	0	9	2001	3	10973	N	N	17127 109TH PL NE
003	108970	0050	9/8/03	\$418,000	2404	0	9	1996	3	10352	N	N	14818 102ND AV NE
003	108880	0050	6/14/03	\$427,500	2430	0	9	1994	3	9600	N	N	10017 NE 153RD ST
003	020050	0280	6/18/03	\$349,950	2450	0	9	1989	3	7041	N	N	15014 92ND PL NE
003	020050	0530	8/4/03	\$391,000	2470	0	9	1989	3	12943	N	N	15214 93RD PL NE
003	020052	0060	11/16/02	\$355,000	2490	0	9	1992	3	6329	N	N	15124 91ST PL NE
003	108880	0890	8/26/03	\$467,500	2500	710	9	1992	3	10942	N	N	15521 101ST PL NE
003	108881	0100	12/20/02	\$400,000	2510	0	9	1994	3	9620	N	N	15707 99TH AV NE
003	020050	0350	8/14/03	\$391,000	2520	0	9	1988	3	8140	N	N	15025 93RD PL NE
003	620400	0050	8/21/02	\$493,000	2520	0	9	1989	3	11014	N	N	10506 NE 170TH ST
003	664103	0010	5/7/03	\$483,000	2520	740	9	2003	3	8117	N	N	9102 NE 160TH PL
003	664103	0020	8/26/03	\$489,000	2520	740	9	2003	3	7364	N	N	9110 NE 160TH PL
003	108880	1180	9/17/02	\$468,000	2530	0	9	1991	3	9600	N	N	15217 103RD AV NE
003	172605	9131	7/8/02	\$392,500	2540	0	9	2001	3	7644	N	N	15513 112TH AV NE
003	320490	0030	6/30/03	\$442,000	2570	0	9	2001	3	9688	N	N	17135 109TH PL NE
003	020051	0630	7/10/02	\$361,000	2580	0	9	1990	3	7238	N	N	15401 93RD PL NE
003	357860	0195	9/23/02	\$450,000	2580	0	9	1993	3	24394	N	N	15917 88TH AV NE
003	020052	0120	5/13/02	\$374,950	2590	0	9	1991	3	8483	N	N	9006 NE 151ST ST
003	020051	0110	2/28/03	\$415,000	2630	0	9	1989	3	14612	N	N	15610 93RD CT NE
003	108880	0720	4/11/03	\$450,000	2630	0	9	1991	3	12311	N	N	10218 NE 156TH PL
003	108880	0920	9/13/02	\$460,000	2660	0	9	1991	3	9600	N	N	10020 NE 155TH ST
003	188700	0020	5/8/03	\$551,200	2660	1240	9	1999	3	13000	N	N	8816 NE 161ST PL
003	563450	0695	3/17/03	\$605,000	2690	0	9	1989	3	30030	N	N	8006 NE 169TH PL
003	108881	0220	9/26/03	\$423,500	2750	0	9	1993	3	9600	N	N	9907 NE 155TH ST
003	108881	0080	6/25/03	\$435,000	2770	0	9	1994	3	9601	N	N	15705 99TH AV NE
003	320490	0050	2/4/03	\$432,000	2800	0	9	2001	3	11136	N	N	17119 109TH PL NE
003	664103	0060	1/28/03	\$460,000	2890	0	9	2002	3	9378	N	N	9142 NE 160TH ST
003	417860	0090	8/25/03	\$441,000	3000	0	9	1995	3	12529	N	N	11111 NE 160TH PL
003	108880	0280	12/11/03	\$449,950	3090	0	9	1995	3	9948	N	N	10205 NE 151ST ST
003	664103	0050	9/23/03	\$477,000	3110	0	9	2002	3	8074	N	N	9134 NE 160TH PL
003	664103	0070	6/11/02	\$459,950	3230	0	9	2001	3	10216	N	N	9145 NE 160TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	664103	0080	7/25/02	\$479,950	3330	0	9	2002	3	9788	N	N	9137 NE 160TH PL
003	664103	0100	3/1/02	\$475,000	3340	0	9	2001	3	8266	N	N	9125 NE 160TH PL
003	885400	0140	7/30/03	\$613,500	3670	0	9	1962	4	15400	N	N	16429 BALDER LN
003	082605	9062	12/12/02	\$521,000	2230	1800	10	1962	4	26200	N	N	16617 104TH AV NE
003	108880	0860	7/3/03	\$449,950	2410	0	10	1991	3	10791	N	N	15527 101ST PL NE
003	108880	0110	6/25/03	\$420,000	2460	0	10	1990	3	9600	N	N	10121 NE 153RD ST
003	755690	0130	2/4/02	\$384,500	2460	0	10	1990	3	29885	N	N	16229 112TH AV NE
003	689999	0210	5/3/02	\$478,000	2780	0	10	1987	3	12313	N	N	17325 102ND AV NE
003	689999	0220	1/9/02	\$515,000	2790	830	10	1986	3	15025	N	N	17315 102ND AV NE
003	108881	0160	6/4/03	\$464,000	2820	0	10	1990	3	10120	N	N	15605 100TH PL NE
003	417860	0060	7/29/03	\$480,000	2830	0	10	1993	3	14019	N	N	11112 NE 160TH PL
003	108880	0810	7/30/03	\$500,000	2870	0	10	1992	3	10090	N	N	10110 NE 155TH PL
003	108880	1040	1/8/02	\$457,000	2880	0	10	1995	3	9695	N	N	15412 101ST PL NE
003	108882	0040	12/23/02	\$500,000	2970	0	10	2000	3	10738	N	N	15315 101ST PL NE
003	108880	0260	11/20/02	\$494,000	3080	0	10	1991	3	18985	N	N	10213 NE 151ST ST
003	108881	0010	6/9/03	\$505,000	3130	0	10	1990	3	9300	N	N	10008 NE 155TH ST
003	172605	9138	9/20/02	\$769,200	4020	0	10	2002	3	29764	N	N	16454 108TH AV NE
003	172605	9139	6/9/03	\$831,000	4130	0	10	2003	3	28299	N	N	16450 108TH AV NE
003	172605	9134	6/9/03	\$775,000	2830	0	11	2001	3	56628	N	N	10618 NE 155TH PL
003	172605	9136	5/23/02	\$785,000	2840	0	11	2001	3	44431	N	N	10611 NE 155TH PL
003	569050	0140	7/5/02	\$875,000	3870	0	12	1999	3	21020	N	N	16205 104TH AV NE
004	052605	9154	7/28/03	\$154,000	910	0	6	1952	3	10225	N	N	19726 100TH AV NE
004	052605	9103	11/17/03	\$237,000	990	0	6	1953	5	15120	N	N	19118 101ST PL NE
004	034850	0010	6/14/03	\$195,000	1010	0	6	1968	3	9788	N	N	19610 100TH AV NE
004	082605	9132	9/8/03	\$237,500	1030	780	6	1933	4	11759	N	N	10703 SUNRISE DR
004	323520	0110	10/27/03	\$238,000	860	860	7	1972	3	8401	N	N	10133 NE 202ND ST
004	572000	0450	12/23/03	\$228,000	980	0	7	1959	3	14017	N	N	8820 NE 186TH PL
004	782000	0010	4/5/02	\$219,950	1000	0	7	1965	4	8620	N	N	10112 NE 190TH ST
004	072605	9402	6/20/02	\$236,500	1020	1020	7	1968	3	10916	N	N	9425 NE 181ST LN
004	213800	0060	9/20/02	\$216,800	1030	0	7	1965	3	11100	N	N	9218 NE 184TH PL
004	052605	9156	9/6/02	\$239,000	1050	700	7	1960	4	7129	N	N	19005 101ST PL NE

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004	551880	0025	3/22/02	\$229,500	1060	1010	7	1959	3	10757	N	N	10701 NE 189TH ST
004	280680	0070	5/29/03	\$244,950	1080	420	7	1977	3	6946	N	N	9906 NE 204TH PL
004	072605	9392	8/13/03	\$248,500	1090	600	7	1967	3	10640	N	N	9310 NE 183RD ST
004	213800	0170	2/4/03	\$234,950	1090	640	7	1962	3	8120	N	N	18416 92ND AV NE
004	377530	0040	5/13/03	\$257,900	1090	700	7	1965	3	10480	N	N	20029 95TH PL NE
004	377530	0080	4/17/02	\$241,000	1090	770	7	1964	3	23774	N	N	20101 95TH PL NE
004	551860	0025	1/28/03	\$221,000	1090	0	7	1958	3	12207	N	N	19032 103RD AV NE
004	572000	0260	3/18/03	\$208,921	1090	0	7	1959	3	9369	N	N	8804 NE 185TH ST
004	323521	0220	5/2/03	\$240,000	1110	1110	7	1973	3	9300	N	N	20205 103RD AV NE
004	551960	0025	7/3/03	\$255,000	1110	180	7	1947	4	10421	N	N	10422 NE 187TH ST
004	390610	0040	3/22/03	\$207,600	1120	0	7	1963	3	6230	N	N	10527 BEARDSLEE BL
004	572000	0030	4/21/03	\$216,900	1130	0	7	1960	3	8508	N	N	8817 NE 190TH ST
004	323520	0080	9/10/03	\$272,000	1140	380	7	1972	3	8401	N	N	10136 NE 202ND ST
004	052605	9008	8/27/03	\$228,000	1150	0	7	1947	3	12741	N	N	19714 100TH AV NE
004	091000	0110	11/24/03	\$244,000	1180	640	7	1951	3	7443	N	N	10515 NE 189TH ST
004	949200	0130	5/30/02	\$217,990	1190	0	7	1966	3	8466	N	N	9216 NE 192ND ST
004	280680	0150	10/8/02	\$245,000	1220	780	7	1977	3	7188	N	N	9720 NE 204TH PL
004	769780	0280	5/19/03	\$258,950	1230	330	7	1981	3	8869	N	N	20243 108TH AV NE
004	949210	0090	7/7/03	\$232,500	1230	0	7	1966	3	9485	N	N	9239 NE 193RD ST
004	551960	0030	9/19/02	\$237,000	1240	180	7	1949	3	14816	N	N	10414 NE 187TH ST
004	379800	0006	7/25/03	\$265,000	1250	1250	7	1955	3	10032	N	N	10411 NE 187TH ST
004	379800	0075	4/1/02	\$253,000	1250	1120	7	1956	3	10032	N	N	10621 NE 187TH ST
004	551860	0005	11/21/03	\$295,000	1250	1080	7	1955	3	12521	N	N	19037 104TH AV NE
004	926940	0090	9/6/02	\$215,000	1250	0	7	1959	3	8775	N	N	19134 94TH PL NE
004	052605	9259	8/20/02	\$239,950	1260	0	7	1970	3	8487	N	N	19032 104TH AV NE
004	949320	0010	1/9/03	\$222,400	1270	0	7	1955	3	8400	N	N	10618 SUNRISE DR
004	146000	0060	7/17/02	\$269,000	1280	320	7	1987	3	7200	N	N	20022 99TH CT NE
004	525500	0090	7/29/03	\$252,000	1300	800	7	1959	3	8400	N	N	19027 108TH AV NE
004	525520	0260	7/3/03	\$270,000	1300	620	7	1969	4	8361	N	N	10710 NE 195TH ST
004	062605	9185	10/7/03	\$254,950	1320	640	7	1957	3	28249	N	N	18616 92ND AV NE
004	072605	9273	7/24/03	\$232,000	1320	670	7	1977	3	8400	N	N	9211 NE 180TH ST

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Area 38
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	280680	0170	7/25/03	\$267,950	1320	980	7	1977	3	7382	N	N	9704 NE 204TH PL
004	525500	0280	2/13/02	\$269,900	1320	1240	7	1959	3	7900	N	N	19105 107TH PL NE
004	082605	9325	10/16/02	\$269,000	1330	670	7	1986	3	10108	N	N	10714 BEARDSLEE PL
004	280680	0110	11/11/03	\$289,950	1330	520	7	1978	3	7811	N	N	9818 NE 204TH PL
004	052605	9262	6/17/02	\$231,000	1340	0	7	1977	4	12232	N	N	10242 NE 197TH ST
004	809730	0080	8/12/02	\$222,000	1340	0	7	1962	3	9400	N	N	20008 101ST PL NE
004	062605	9119	11/12/03	\$259,800	1350	0	7	1973	3	12341	N	N	9325 NE 191ST ST
004	146000	0030	11/12/02	\$248,000	1360	0	7	1987	3	7747	N	N	20031 99TH CT NE
004	052605	9131	12/18/02	\$250,000	1370	450	7	1952	3	8250	N	N	19011 104TH AV NE
004	525500	0060	4/18/02	\$225,000	1370	580	7	1959	3	8800	N	N	19005 108TH AV NE
004	809730	0010	9/3/03	\$239,000	1370	0	7	1961	3	8444	N	N	10004 NE 200TH ST
004	512890	0060	5/14/03	\$231,000	1390	0	7	1983	3	11722	N	N	9814 NE 202ND ST
004	551880	0050	3/21/03	\$285,000	1390	1060	7	1961	3	10946	N	N	18707 108TH AV NE
004	572000	0270	4/22/02	\$201,000	1390	0	7	1959	3	8500	N	N	8810 NE 185TH ST
004	809750	0070	4/9/02	\$225,000	1390	0	7	1966	5	9200	N	N	10040 NE 201ST ST
004	091000	0044	5/29/03	\$293,500	1400	810	7	1950	4	23629	N	N	10508 NE 189TH ST
004	298800	0110	12/8/03	\$205,500	1400	0	7	1960	3	8400	N	N	17926 91ST PL NE
004	052605	9167	7/17/02	\$215,700	1420	0	7	1959	3	8750	N	N	10133 NE 192ND ST
004	379800	0180	5/15/02	\$249,000	1420	1090	7	1960	3	8208	N	N	10412 NE 185TH ST
004	949200	0080	7/1/03	\$235,000	1440	0	7	1964	3	8400	N	N	9227 NE 192ND ST
004	949210	0070	1/29/02	\$223,500	1440	0	7	1964	3	8700	N	N	9233 NE 193RD ST
004	206180	0015	9/16/02	\$279,900	1460	840	7	1968	3	10640	N	N	10219 NE 200TH ST
004	809730	0140	4/22/02	\$224,950	1520	280	7	1963	3	8550	N	N	10111 NE 200TH ST
004	052605	9302	10/14/02	\$240,000	1610	0	7	1991	3	12987	N	N	19111 103RD AV NE
004	146000	0070	5/16/02	\$260,000	1620	0	7	1987	3	10622	N	N	20024 99TH CT NE
004	635990	0105	5/20/02	\$225,000	1660	0	7	1961	3	15000	N	N	18608 89TH AV NE
004	525500	0130	4/24/03	\$242,000	1670	0	7	1959	3	9190	N	N	10713 NE 193RD ST
004	184280	0020	2/20/02	\$230,000	1710	0	7	1985	3	10694	N	N	18024 89TH PL NE
004	525530	0110	4/1/02	\$289,000	1720	970	7	1965	3	8325	N	N	10431 NE 195TH ST
004	052605	9206	11/7/02	\$250,000	1740	130	7	1953	5	15488	N	N	20019 104TH AV NE
004	512890	0070	3/7/03	\$250,000	1740	0	7	1983	3	11589	N	N	9810 NE 202ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	072605	9353	10/8/03	\$302,000	1750	1010	7	1948	3	24291	N	N	9206 NE 180TH ST
004	525530	0060	11/4/03	\$269,900	1780	0	7	1962	4	8741	N	N	10507 NE 194TH ST
004	572000	0290	8/14/02	\$240,000	1790	0	7	1959	4	8584	N	N	8822 NE 185TH ST
004	525500	0200	8/26/03	\$265,000	1950	0	7	1961	3	8400	N	N	19110 106TH AV NE
004	525500	0210	7/8/02	\$299,950	1950	370	7	1963	4	8400	N	N	19104 106TH AV NE
004	144400	0020	12/3/03	\$289,950	1970	0	7	1978	3	8401	N	N	9615 NE 201ST ST
004	525500	0080	5/21/03	\$250,000	1970	0	7	1959	3	8400	N	N	19021 108TH AV NE
004	926926	0070	11/12/03	\$340,000	2160	0	7	1999	3	4229	N	N	17373 92ND AV NE
004	926926	0310	11/12/03	\$312,000	2160	0	7	2000	3	4480	N	N	9218 NE 173RD PL
004	572000	0480	2/4/03	\$317,000	2380	0	7	1959	5	14643	N	N	8817 NE 186TH PL
004	926926	0250	11/5/03	\$315,000	2460	0	7	2000	3	5090	N	N	9230 NE 173RD PL
004	926926	0510	10/30/02	\$295,000	2480	0	7	2001	3	3362	N	N	9236 NE 174TH PL
004	298800	0040	8/22/02	\$276,950	2640	0	7	1960	3	8200	N	N	17913 91ST PL NE
004	926926	0420	10/25/02	\$323,500	2640	0	7	2000	3	3899	N	N	17306 92ND PL NE
004	926926	0260	8/25/03	\$335,000	2680	0	7	2000	3	4415	N	N	17353 92ND AV NE
004	525680	0080	11/11/03	\$269,600	1090	440	8	1981	3	8401	N	N	10416 NE 200TH ST
004	525680	0070	5/30/02	\$263,000	1180	600	8	1982	3	8400	N	N	10420 NE 200TH ST
004	052605	9285	10/23/03	\$300,200	1200	750	8	1976	3	17204	N	N	19212 103RD AV NE
004	769780	0040	10/16/03	\$286,900	1220	440	8	1979	3	9820	N	N	10435 NE 204TH PL
004	173732	0100	6/9/03	\$286,000	1230	800	8	1976	3	8871	N	N	19318 89TH AV NE
004	173731	0020	4/29/03	\$270,000	1240	520	8	1976	3	9619	N	N	19230 90TH PL NE
004	525560	0140	2/6/03	\$285,000	1250	1040	8	1975	3	9400	N	N	19711 108TH AV NE
004	525571	0060	10/2/03	\$276,900	1270	1040	8	1976	3	11820	N	N	20030 108TH AV NE
004	812531	0060	9/18/02	\$280,000	1360	700	8	1975	4	9945	N	N	8916 NE 191ST PL
004	525700	0010	5/7/03	\$264,000	1400	570	8	1969	3	9700	N	N	10511 NE 196TH ST
004	062605	9255	6/18/03	\$247,500	1410	540	8	1966	3	10416	N	N	18802 92ND AV NE
004	525573	0070	7/16/02	\$278,000	1420	1000	8	1975	3	9500	N	N	20137 105TH AV NE
004	525573	0020	9/23/03	\$301,400	1430	1070	8	1974	3	8826	N	N	10522 NE 201ST ST
004	525680	0010	4/11/02	\$288,000	1430	750	8	1982	3	8368	N	N	19904 105TH PL NE
004	173730	0010	5/21/03	\$275,000	1480	500	8	1973	3	8797	N	N	19247 92ND AV NE
004	525540	0130	8/26/03	\$286,500	1480	720	8	1978	3	10750	N	N	20037 102ND CT NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	173730	0460	4/25/03	\$275,000	1500	400	8	1973	3	9131	N	N	9117 192ND PL NE
004	769780	0050	10/31/02	\$269,900	1500	420	8	1979	3	10004	N	N	10443 NE 204TH PL
004	809750	0180	2/12/02	\$243,000	1510	0	8	1990	3	8400	N	N	20024 100TH AV NE
004	072605	9141	1/30/02	\$279,500	1530	0	8	1994	3	26936	N	N	18012 94TH AV NE
004	525572	0030	12/16/02	\$290,000	1600	220	8	1972	3	9974	N	N	20130 106TH AV NE
004	525540	0140	3/22/02	\$260,000	1620	520	8	1978	3	9000	N	N	20027 102ND CT NE
004	525560	0160	7/4/02	\$238,560	1630	0	8	1969	3	12711	N	N	19802 108TH AV NE
004	525550	0310	10/9/02	\$271,000	1640	0	8	1966	3	8828	N	N	10414 NE 197TH ST
004	635990	0070	7/23/02	\$402,000	1670	650	8	1967	4	21000	N	N	18625 92ND AV NE
004	072605	9458	4/22/03	\$249,950	1700	0	8	1985	3	8928	N	N	9011 NE 177TH CT
004	952260	0160	1/8/02	\$265,000	1700	400	8	1967	3	8925	N	N	9324 NE 175TH ST
004	952260	0210	3/3/03	\$259,900	1700	390	8	1966	3	8979	N	N	9325 NE 176TH ST
004	812530	0150	5/16/03	\$304,000	1710	620	8	1975	4	10532	N	N	19005 90TH PL NE
004	052605	9073	9/5/03	\$360,000	1740	760	8	1955	3	47916	N	N	18911 ROSS RD
004	525560	0300	3/18/03	\$298,000	1750	940	8	1967	3	8408	N	N	10414 NE 198TH ST
004	525550	0121	2/3/03	\$275,000	1760	480	8	1966	4	7800	N	N	10717 NE 197TH ST
004	955760	0090	5/12/03	\$343,400	1760	430	8	2003	3	5780	N	N	8918 NE 178TH ST
004	955760	0140	10/18/02	\$332,000	1760	430	8	2002	3	5525	N	N	8813 NE 178TH ST
004	955760	0180	4/30/03	\$335,500	1760	430	8	2003	3	5787	N	N	8833 NE 178TH ST
004	955760	0220	6/18/03	\$336,800	1760	430	8	2003	3	6485	N	N	17747 89TH CT NE
004	955760	0320	3/24/03	\$334,000	1760	430	8	2003	3	6921	N	N	17722 89TH CT NE
004	952260	0060	3/4/03	\$295,000	1770	470	8	1967	3	8527	N	N	9332 NE 176TH ST
004	525570	0120	5/15/02	\$256,000	1800	0	8	1969	3	8350	N	N	20047 107TH AV NE
004	769780	0170	8/4/03	\$259,000	1800	0	8	1979	3	9314	N	N	10618 NE 204TH PL
004	769780	0030	7/18/03	\$275,000	1830	680	8	1979	3	9817	N	N	10423 NE 204TH PL
004	370950	0090	5/14/03	\$298,000	1840	0	8	2003	3	4958	N	N	8909 NE 176TH ST
004	370950	0120	1/29/03	\$300,562	1840	0	8	2003	3	6974	N	N	8928 NE 176TH ST
004	955760	0070	6/18/03	\$314,800	1860	0	8	2002	3	6569	N	N	8902 NE 178TH ST
004	955760	0200	6/6/03	\$307,900	1860	0	8	2002	3	4659	N	N	8907 NE 178TH ST
004	955760	0240	8/8/03	\$325,000	1860	0	8	2003	3	5190	N	N	17735 89TH CT NE
004	370950	0010	2/19/03	\$295,000	1870	0	8	2003	3	7687	N	N	9025 NE 176TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	370950	0060	3/13/03	\$302,500	1870	0	8	2003	3	5013	N	N	8921 NE 176TH ST
004	370950	0180	6/13/03	\$315,500	1870	0	8	2003	3	5449	N	N	9036 NE 176TH ST
004	102980	0160	7/22/02	\$269,500	1880	0	8	1984	3	6349	N	N	17413 113TH AV NE
004	379800	0035	4/29/03	\$320,000	1880	1240	8	1980	3	9946	N	N	10428 NE 186TH ST
004	370950	0040	2/26/03	\$324,950	1930	640	8	2003	3	11476	N	N	9007 NE 176TH ST
004	029373	0090	3/6/03	\$365,000	1940	0	8	1997	3	8896	N	N	9419 NE 174TH PL
004	370950	0100	3/24/03	\$327,000	1940	0	8	2003	3	5714	N	N	8903 NE 176TH ST
004	072605	9472	3/27/02	\$403,000	1950	1000	8	1996	3	21476	N	N	9333 NE 175TH ST
004	955760	0040	6/18/03	\$321,000	1950	0	8	2002	3	5068	N	N	8830 NE 178TH ST
004	955760	0080	9/11/02	\$327,212	1950	0	8	2003	3	6217	N	N	8910 NE 178TH ST
004	955760	0100	8/11/03	\$332,716	1950	0	8	2003	3	5836	N	N	8926 NE 178TH ST
004	955760	0270	9/15/03	\$328,800	1950	0	8	2003	3	5208	N	N	17717 89TH CT NE
004	955760	0210	1/16/03	\$321,000	1960	0	8	2002	3	4680	N	N	8915 NE 178TH ST
004	525510	0100	7/7/03	\$264,500	1970	770	8	1960	3	8851	N	N	10620 NE 193RD ST
004	370950	0030	4/2/03	\$296,500	2000	0	8	2003	3	5506	N	N	9013 NE 176TH ST
004	370950	0070	7/20/03	\$300,000	2000	0	8	2003	3	4913	N	N	8917 NE 176TH ST
004	370950	0140	4/29/03	\$304,963	2000	0	8	2003	3	6107	N	N	9014 NE 176TH ST
004	370950	0160	5/21/03	\$299,950	2000	0	8	2003	3	6520	N	N	9028 NE 176TH ST
004	525550	0290	7/10/03	\$303,800	2000	200	8	1966	3	8300	N	N	10502 NE 197TH ST
004	525550	0290	6/21/02	\$259,000	2000	200	8	1966	3	8300	N	N	10502 NE 197TH ST
004	073100	0010	10/21/02	\$302,000	2020	0	8	1986	3	10903	N	N	10806 NE 183RD CT
004	816440	0065	3/21/03	\$315,000	2020	770	8	1956	3	16000	N	N	11030 CIRCLE DR
004	370950	0020	2/19/03	\$325,000	2040	0	8	2003	3	5555	N	N	9019 NE 176TH ST
004	370950	0050	3/11/03	\$329,000	2040	0	8	2003	3	5285	N	N	8927 NE 176TH ST
004	370950	0080	4/10/03	\$320,610	2040	0	8	2003	3	5596	N	N	8913 NE 176TH ST
004	370950	0130	3/27/03	\$326,000	2040	0	8	2003	3	6444	N	N	9008 NE 176TH ST
004	370950	0150	4/11/03	\$314,950	2040	0	8	2003	3	6164	N	N	9020 NE 176TH ST
004	370950	0170	6/16/03	\$314,450	2040	0	8	2003	3	5818	N	N	9032 NE 176TH ST
004	173732	0140	9/29/03	\$297,500	2100	0	8	1976	3	11525	N	N	19325 90TH AV NE
004	062605	9169	12/17/02	\$333,900	2180	0	8	1994	3	8402	N	N	9818 NE 200TH ST
004	955890	0100	7/5/03	\$325,000	2210	0	8	2003	3	7099	N	N	8845 NE 176TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	955890	0110	7/2/03	\$320,000	2210	0	8	2003	3	5255	N	N	8841 NE 176TH ST
004	952260	0120	4/3/03	\$277,000	2230	0	8	1968	5	7550	N	N	17523 93RD AV NE
004	102980	0090	8/28/03	\$460,000	2250	0	8	1984	3	13679	N	N	11219 NE 174TH ST
004	670580	0160	12/3/03	\$355,000	2250	0	8	1989	3	10651	N	N	9941 NE 197TH ST
004	102980	0080	11/20/03	\$474,900	2280	0	8	1984	3	12118	N	N	11215 NE 174TH ST
004	955760	0010	10/8/02	\$333,500	2280	0	8	2002	3	5949	N	N	8806 NE 178TH ST
004	955760	0230	11/19/02	\$337,145	2310	0	8	2003	3	5429	N	N	17741 89TH CT NE
004	955760	0250	2/28/03	\$336,970	2310	0	8	2003	3	5300	N	N	17729 89TH CT NE
004	955760	0310	3/4/03	\$335,500	2310	0	8	2003	3	5261	N	N	17718 89TH CT NE
004	062605	9335	12/19/02	\$369,000	2330	0	8	1987	3	19436	N	N	9311 NE 191ST ST
004	955890	0040	5/27/03	\$340,000	2360	0	8	2003	3	5300	N	N	8824 NE 176TH ST
004	955890	0070	11/25/03	\$344,990	2360	0	8	2003	3	5360	N	N	8848 NE 176TH ST
004	955890	0080	12/15/03	\$338,000	2360	0	8	2003	3	4952	N	N	8855 NE 176TH ST
004	206190	0070	8/20/03	\$340,750	2390	0	8	1988	3	12000	N	N	10202 NE 197TH ST
004	062605	9356	8/13/03	\$364,950	2420	0	8	2003	3	8402	N	N	9814 NE 200TH CT
004	062605	9353	5/2/02	\$385,000	2490	0	8	2001	3	9602	N	N	9506 NE 191ST ST
004	073100	0180	2/12/02	\$306,500	2580	0	8	1986	3	12307	N	N	10821 NE 182ND CT
004	062605	9358	8/12/03	\$379,500	2590	0	8	2003	3	8497	N	N	9820 NE 200TH ST
004	062605	9201	9/20/02	\$386,000	2600	0	8	2002	3	8400	N	N	0 NE 191ST ST
004	073100	0190	2/25/03	\$373,500	2650	0	8	1985	3	9829	N	N	10819 NE 182ND CT
004	525560	0280	6/21/02	\$375,000	2660	0	8	1987	3	8654	N	N	10426 NE 198TH ST
004	955890	0010	6/7/03	\$364,950	2680	0	8	2001	3	5860	N	N	8800 NE 176TH ST
004	955890	0030	7/23/03	\$360,000	2680	0	8	2003	3	5300	N	N	8816 NE 176TH ST
004	955890	0060	7/8/03	\$360,000	2680	0	8	2003	3	5300	N	N	8840 NE 176TH ST
004	955890	0090	8/19/03	\$370,000	2680	0	8	2003	3	4941	N	N	8849 NE 176TH ST
004	955890	0120	6/17/03	\$360,000	2680	0	8	2003	3	5502	N	N	8823 NE 176TH ST
004	052605	9297	7/23/03	\$406,950	2690	0	8	2003	3	10616	N	N	18906 ROSS RD
004	955760	0130	12/27/02	\$348,500	2740	0	8	2003	3	6705	N	N	8809 NE 178TH ST
004	955760	0170	3/4/03	\$352,500	2740	0	8	2003	3	5517	N	N	8829 NE 178TH ST
004	955760	0280	3/24/03	\$360,000	2740	0	8	2003	3	7213	N	N	17711 89TH CT NE
004	525573	0180	8/12/02	\$339,000	2760	0	8	1973	3	11396	N	N	10535 NE 201ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	955890	0020	10/15/03	\$345,000	2970	0	8	2001	3	5300	N	N	8808 NE 176TH ST
004	955890	0050	7/30/03	\$356,000	2970	0	8	2001	3	5300	N	N	8832 NE 176TH ST
004	955890	0130	5/12/03	\$370,000	3000	0	8	2003	3	5442	N	N	8819 NE 176TH ST
004	955890	0160	6/18/03	\$370,000	3000	0	8	2003	3	5872	N	N	8801 NE 176TH ST
004	062605	9351	3/13/02	\$419,950	3030	0	8	2002	3	12026	N	N	9436 NE 191ST ST
004	062605	9354	6/18/02	\$389,950	2330	0	9	2002	3	10164	N	N	20207 96TH AV NE
004	241250	0030	5/22/02	\$382,500	2410	0	9	1992	3	9855	N	N	19015 88TH PL NE
004	029373	0050	3/19/03	\$410,000	2450	0	9	1998	3	9033	N	N	9418 NE 174TH PL
004	339505	0020	4/29/02	\$308,000	2480	0	9	1985	3	8434	N	N	10332 NE 201ST PL
004	052605	9292	11/5/02	\$366,000	2610	0	9	1987	3	8401	N	N	10331 NE 201ST PL
004	062605	9355	5/23/02	\$405,000	2650	0	9	2002	3	21528	N	N	20211 96TH AV NE
004	062605	9187	6/19/02	\$414,500	2730	0	9	2002	3	21327	N	N	20215 96TH AV NE
004	062605	9352	8/7/02	\$419,950	2790	0	9	2002	3	10655	N	N	9522 NE 191ST ST
004	613761	0020	1/24/03	\$385,000	2180	800	10	1993	3	9216	N	N	11022 NE 197TH ST
004	052605	9170	6/26/03	\$547,500	2420	1200	10	2003	3	10941	N	N	10155 NE 198TH ST
004	613761	0250	1/22/02	\$388,000	2450	0	10	1995	3	10220	N	N	19604 109TH CT NE
004	613761	0500	12/11/02	\$419,000	2600	0	10	1989	3	7733	N	N	19616 109TH PL NE
004	052605	9307	4/18/03	\$497,000	2670	0	10	2002	3	11113	N	N	10133 NE 198TH ST
004	613761	0210	7/16/02	\$385,000	2690	0	10	1989	3	8151	N	N	19607 109TH CT NE
004	613761	0530	6/10/02	\$455,000	2830	0	10	1991	3	9043	N	N	19628 109TH PL NE
004	613761	0370	11/22/02	\$398,000	2950	0	10	1989	3	8771	N	N	19626 110TH PL NE
004	613761	0560	4/29/02	\$439,950	3040	1090	10	1989	3	10014	N	N	10919 NE 197TH ST
004	613761	0130	6/12/02	\$499,000	3730	0	10	1989	3	8462	N	N	19643 109TH PL NE
005	923845	0080	3/25/02	\$206,000	970	0	7	1963	3	11570	N	N	19200 133RD PL NE
005	923845	0430	12/12/02	\$216,000	990	0	7	1968	3	9798	N	N	13101 NE 193RD PL
005	923845	0520	11/15/02	\$196,000	990	0	7	1968	3	9870	N	N	13200 NE 192ND ST
005	923845	0330	5/24/02	\$215,000	1070	0	7	1969	3	10563	N	N	19433 131ST AV NE
005	445070	0030	2/7/03	\$245,000	1130	650	7	1976	3	9689	N	N	13210 NE 186TH ST
005	914430	0070	1/17/03	\$210,000	1170	0	7	1969	3	9609	N	N	18564 132ND PL NE
005	680460	0400	8/20/02	\$260,000	1180	570	7	1980	3	9737	N	N	18424 129TH AV NE
005	923845	0530	7/8/03	\$225,000	1270	0	7	1968	3	9727	N	N	13010 NE 192ND ST

Improved Sales Used in this Annual Update Analysis
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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	923845	0140	1/24/02	\$215,450	1280	0	7	1968	3	11250	N	N	13236 NE 193RD PL
005	923845	0150	2/25/02	\$235,000	1280	0	7	1968	3	9898	N	N	13232 NE 193RD PL
005	923845	0110	7/29/03	\$225,000	1300	0	7	1968	3	9625	N	N	19218 133RD PL NE
005	666241	0140	5/7/02	\$269,500	1340	0	7	1977	3	10600	N	N	19543 128TH PL NE
005	666241	0190	3/25/02	\$273,500	1360	460	7	1977	3	12450	N	N	12901 NE 195TH PL
005	802965	0120	10/23/03	\$230,000	1360	0	7	1999	3	2881	N	N	18520 134TH PL NE
005	802965	0130	8/7/03	\$235,000	1360	0	7	1999	3	3828	N	N	18530 134TH PL NE
005	802965	0140	9/12/03	\$237,000	1360	0	7	1999	3	3437	N	N	18540 134TH PL NE
005	802965	0170	12/2/03	\$239,950	1360	0	7	1999	3	3875	N	N	18570 134TH PL NE
005	565101	0160	6/23/03	\$261,950	1390	0	7	1988	3	5868	N	N	12816 NE 200TH PL
005	565101	0330	6/4/03	\$259,950	1390	0	7	1989	3	5319	N	N	12708 NE 200TH PL
005	565100	0230	6/9/03	\$250,000	1440	0	7	1987	3	4404	N	N	20021 HOLLYHILLS DR NE
005	666241	0100	11/8/02	\$310,000	1450	0	7	1977	3	11132	N	N	19518 128TH PL NE
005	802965	0010	7/17/03	\$284,000	1600	0	7	1999	3	2930	N	N	18591 134TH PL NE
005	565100	0350	1/15/02	\$239,950	1660	0	7	1987	3	4000	N	N	20215 HOLLYHILLS DR NE
005	802965	0040	11/17/02	\$222,225	1670	0	7	1999	3	3565	N	N	18561 134TH PL NE
005	802965	0070	5/6/03	\$265,000	1670	0	7	1999	3	3363	N	N	18531 134TH PL NE
005	565101	0030	7/5/02	\$274,950	1690	0	7	1988	3	4300	N	N	12808 NE 201ST PL
005	923845	0260	3/5/03	\$228,000	1700	0	7	1969	3	9875	N	N	13110 NE 194TH ST
005	565101	0220	6/12/02	\$253,000	1720	0	7	1988	3	4026	N	N	12807 NE 200TH PL
005	565101	0080	6/25/02	\$286,000	1730	0	7	1988	3	4637	N	N	12821 NE 201ST PL
005	062210	0094	11/22/02	\$299,950	1750	810	7	1979	3	19719	N	N	19402 133RD CT NE
005	565100	0290	12/13/02	\$269,950	1830	0	7	1988	3	5049	N	N	20121 HOLLYHILLS DR NE
005	565100	0340	10/9/03	\$253,500	1830	0	7	1987	3	4000	N	N	20211 HOLLYHILLS DR NE
005	565100	0080	5/12/03	\$288,500	1900	0	7	1987	3	5999	N	N	12818 NE 203RD PL
005	565100	0220	10/13/03	\$292,500	1910	0	7	1987	3	4028	N	N	20120 HOLLYHILLS DR NE
005	807837	0070	2/14/03	\$304,950	1930	0	7	2003	3	6938	N	N	18615 134TH PL NE
005	565100	0100	6/12/03	\$289,500	2100	0	7	1987	3	4793	N	N	12826 NE 203RD PL
005	951710	0256	10/29/02	\$312,950	2160	0	7	2001	3	11002	N	N	13408 NE 148TH PL
005	951710	0254	1/23/02	\$315,000	2180	0	7	2001	3	6907	N	N	13408 NE 148TH PL
005	666241	0170	2/20/03	\$247,500	2190	0	7	1977	3	10100	N	N	19519 128TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	680460	0390	7/30/03	\$276,950	1140	480	8	1980	3	12628	N	N	18418 129TH LN NE
005	951650	0100	12/10/03	\$310,000	1180	420	8	1977	3	9579	N	N	13514 NE 190TH PL
005	680600	0090	4/24/03	\$282,000	1230	430	8	1985	3	9807	N	N	18244 130TH PL NE
005	680600	0090	11/18/03	\$280,000	1230	430	8	1985	3	9807	N	N	18244 130TH PL NE
005	951650	0180	3/20/03	\$269,990	1240	650	8	1976	3	10496	N	N	13402 NE 190TH PL
005	142890	0073	12/9/03	\$325,000	1260	350	8	1974	3	41058	N	N	12903 NE 199TH ST
005	666240	0030	12/2/02	\$291,500	1270	1210	8	1975	3	9723	N	N	18317 132ND PL NE
005	951651	0040	5/5/03	\$275,000	1270	480	8	1977	3	12022	N	N	13306 NE 190TH PL
005	680460	0120	1/13/03	\$266,000	1280	520	8	1981	3	9603	N	N	18237 130TH PL NE
005	666241	0020	7/22/03	\$296,000	1340	300	8	1977	3	10123	N	N	19532 129TH PL NE
005	680600	0140	5/17/02	\$286,500	1360	480	8	1984	3	9612	N	N	13035 NE 184TH PL
005	680460	0140	1/22/02	\$267,500	1370	400	8	1980	3	9623	N	N	18221 130TH PL NE
005	680460	0260	6/27/02	\$275,000	1380	280	8	1981	3	9600	N	N	18223 129TH PL NE
005	666240	0040	9/22/03	\$320,000	1400	660	8	1974	3	9545	N	N	18318 132ND PL NE
005	042605	9049	7/2/03	\$310,000	1410	500	8	1977	3	26803	N	N	13112 NE 187TH PL
005	680460	0410	1/28/03	\$277,500	1450	650	8	1980	3	9814	N	N	18434 129TH LN NE
005	424940	0170	9/16/03	\$276,950	1480	0	8	1998	3	3489	N	N	20007 131ST PL NE
005	424940	0270	1/7/02	\$239,950	1480	0	8	1998	3	3851	N	N	13206 NE 201ST CT
005	424940	0280	4/23/02	\$245,500	1480	0	8	1998	3	4322	N	N	13208 NE 201ST CT
005	424940	0300	6/2/03	\$260,000	1480	0	8	1998	3	4342	N	N	13212 NE 201ST CT
005	062210	0043	5/31/02	\$233,000	1650	0	8	1980	3	18510	N	N	19106 136TH AV NE
005	424940	0200	10/9/03	\$265,000	1650	0	8	1998	3	3519	N	N	13209 NE 201ST CT
005	424940	0210	2/7/02	\$265,000	1650	0	8	1998	3	4416	N	N	13207 NE 201ST CT
005	424940	0230	5/5/03	\$266,000	1650	0	8	1998	3	5675	N	N	13203 NE 201ST CT
005	424940	0260	1/10/02	\$265,000	1650	0	8	1998	3	3770	N	N	13204 NE 201ST CT
005	424940	0290	4/23/02	\$274,900	1650	0	8	1998	3	6237	N	N	13210 NE 201ST CT
005	680600	0150	2/18/03	\$255,545	1780	0	8	1985	3	11965	N	N	13031 NE 184TH PL
005	680460	0170	1/11/02	\$269,950	1850	0	8	1980	3	10460	N	N	18310 129TH PL NE
005	680460	0570	4/24/03	\$295,000	1980	0	8	1983	3	9414	N	N	18711 129TH CT NE
005	814150	0020	7/11/03	\$327,000	2060	0	8	1988	3	39909	N	N	13538 NE 188TH PL
005	814150	0010	3/5/03	\$342,000	2100	0	8	1988	3	38313	N	N	13533 NE 190TH PL

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	247540	0070	5/13/02	\$327,000	2140	0	8	2002	3	7379	N	N	18020 129TH AV NE
005	247540	0080	4/14/03	\$310,000	2140	0	8	2003	3	6008	N	N	18025 129TH PL NE
005	680460	0990	6/25/03	\$319,000	2160	0	8	1981	3	19283	N	N	18309 129TH AV NE
005	803050	0110	4/13/03	\$329,744	2170	0	8	2003	3	4994	N	N	12915 NE 201ST WY
005	803050	0170	12/6/02	\$334,426	2170	0	8	2003	3	4100	N	N	12910 NE 201ST WY
005	142890	0083	1/17/02	\$332,000	2180	0	8	1981	3	31275	N	N	12924 NE 197TH ST
005	247540	0150	9/9/02	\$331,016	2280	0	8	2002	3	6067	N	N	18121 129TH PL NE
005	247540	0060	2/9/02	\$349,715	2289	0	8	2001	3	9713	N	N	18026 129TH AV NE
005	247540	0090	8/13/02	\$364,950	2300	1140	8	2002	3	6289	N	N	18031 129TH PL NE
005	680460	0940	11/19/02	\$309,950	2340	0	8	1983	3	10212	N	N	12809 NE 184TH CT
005	803050	0030	12/17/02	\$336,371	2350	0	8	2003	3	4000	N	N	12965 NE 201ST WY
005	803050	0040	1/29/03	\$328,560	2350	0	8	2003	3	4595	N	N	12959 NE 201ST WY
005	803050	0140	5/20/03	\$342,847	2350	0	8	2003	3	4161	N	N	12903 NE 201ST WY
005	247540	0050	4/15/02	\$325,000	2360	0	8	2002	3	6216	N	N	18032 129TH AV NE
005	803050	0010	3/19/03	\$342,780	2360	0	8	2003	3	4367	N	N	12977 NE 201ST WY
005	803050	0020	4/29/03	\$365,884	2360	0	8	2003	3	4000	N	N	12971 NE 201ST WY
005	803050	0120	6/3/03	\$347,370	2360	0	8	2003	3	4808	N	N	12911 NE 201ST WY
005	803050	0130	6/6/03	\$365,439	2360	0	8	2003	3	4003	N	N	12907 NE 201ST WY
005	803050	0150	12/16/02	\$339,125	2360	0	8	2003	3	3904	N	N	12902 NE 201ST WY
005	803050	0160	1/21/03	\$327,266	2360	0	8	2003	3	4607	N	N	12906 NE 201ST WY
005	803050	0200	4/17/03	\$323,630	2360	0	8	2003	3	4677	N	N	12924 NE 201ST WY
005	803050	0230	4/16/03	\$361,832	2360	0	8	2003	3	4680	N	N	12942 NE 201ST WY
005	803050	0240	5/16/03	\$342,470	2360	0	8	2003	3	4868	N	N	12948 NE 201ST WY
005	951650	0130	10/9/03	\$320,000	2370	0	8	1977	4	10137	N	N	13502 NE 190TH PL
005	247540	0140	4/24/02	\$334,950	2380	0	8	2002	3	5955	N	N	18127 129TH AV NE
005	182236	0060	8/20/03	\$405,950	2490	0	8	2003	3	5249	N	N	13295 NE 202ND CT
005	807837	0020	3/13/03	\$361,950	2510	0	8	2003	3	6310	N	N	18630 134TH PL NE
005	807837	0030	7/23/03	\$356,595	2510	0	8	2003	3	7054	N	N	18640 134TH PL NE
005	807837	0040	7/7/03	\$352,950	2510	0	8	2003	3	6381	N	N	18650 134TH PL NE
005	807837	0050	6/27/03	\$359,950	2510	0	8	2003	3	7415	N	N	18635 134TH PL NE
005	803050	0080	12/4/02	\$375,365	2550	0	8	2003	3	5668	N	N	12933 NE 201ST WY

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	803050	0100	2/19/03	\$342,845	2550	0	8	2003	3	5529	N	N	12921 NE 201ST WY
005	803050	0220	2/25/03	\$376,097	2550	0	8	2003	3	5850	N	N	12936 NE 201ST WY
005	182236	0040	12/17/03	\$404,950	2600	0	8	2003	3	8706	N	N	13255 NE 202ND CT
005	247540	0100	6/18/02	\$359,950	2630	0	8	2002	3	8264	N	N	18109 129TH AV NE
005	803050	0070	11/21/02	\$371,768	2660	0	8	2003	3	5700	N	N	12939 NE 201ST WY
005	803050	0210	1/20/03	\$357,530	2660	0	8	2003	3	5850	N	N	12930 NE 201ST WY
005	182236	0050	9/1/03	\$396,950	2670	0	8	2003	3	6186	N	N	13275 NE 202ND CT
005	803050	0190	2/13/03	\$389,058	3120	0	8	2003	3	4991	N	N	12918 NE 201ST WY
005	803050	0050	11/12/02	\$389,898	3310	0	8	2003	3	5646	N	N	12951 NE 201ST WY
005	144630	0050	2/20/02	\$349,000	1790	550	9	1989	3	8115	N	N	13031 NE 202ND PL
005	144630	0100	4/21/03	\$389,950	1900	960	9	1991	3	8003	N	N	13148 NE 202ND CT
005	883535	0330	10/29/03	\$329,900	1930	0	9	1992	3	6653	N	N	13012 NE 196TH PL
005	883535	0030	11/17/03	\$317,500	1990	0	9	1993	3	6663	N	N	19609 130TH PL NE
005	032605	9096	6/26/03	\$383,102	2160	0	9	1991	3	22559	N	N	20312 132ND AV NE
005	883535	0170	2/13/03	\$340,000	2210	0	9	1993	3	7007	N	N	19710 131ST PL NE
005	144630	0380	1/25/03	\$388,000	2350	0	9	1989	3	9311	N	N	20235 130TH CT NE
005	144630	0030	4/1/02	\$372,500	2460	0	9	1990	3	7275	N	N	13019 NE 202ND PL
005	883535	0140	8/18/03	\$351,000	2480	0	9	1993	3	7000	N	N	19618 131ST PL NE
005	957815	0060	12/15/03	\$423,950	2590	0	9	1999	3	6004	N	N	13155 NE 186TH PL
005	032605	9098	2/7/02	\$415,000	2790	0	9	1993	3	24959	N	N	20308 132ND AV NE

Improved Sales Removed from this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	011410	0025	4/1/02	\$46,577	DORRatio
002	011410	0120	3/26/03	\$398,300	ImpCount
002	011410	0155	1/25/02	\$108,888	DORRatio
002	011410	0276	7/29/03	\$515,000	ImpCount
002	011410	0306	12/19/02	\$32,500	ImpCount
002	011410	0306	12/19/02	\$32,500	ImpCount
002	011410	0306	12/19/02	\$32,500	Related Party, Friend, Or Neighbor
002	011410	0330	5/22/02	\$160,000	Segregation AndOr Merger
002	011410	0330	9/10/03	\$100,500	Segregation AndOr Merger
002	011410	0350	12/18/03	\$304,000	Diagnostic Outlier
002	011410	0412	2/26/03	\$189,010	Exempt From Excise Tax
002	011410	0417	4/8/02	\$113,063	Statement To Dor
002	011410	0763	7/26/02	\$150,000	Estate Administrator, Guardian, Or Executor
002	011410	1072	11/4/02	\$100,000	DORRatio
002	011410	1160	12/10/03	\$180,000	Diagnostic Outlier
002	012604	9016	8/9/02	\$74,000	DORRatio
002	012604	9041	10/29/03	\$585,000	%Compl
002	012604	9062	12/6/02	\$233,000	Related Party, Friend, Or Neighbor
002	012604	9082	9/8/03	\$214,500	ActivePermitBeforeSale>25K
002	012604	9085	9/4/02	\$240,000	Diagnostic Outlier
002	012604	9088	12/2/03	\$530,000	Diagnostic Outlier
002	012604	9093	10/29/02	\$32,200	Related Party, Friend, Or Neighbor
002	012604	9139	11/20/03	\$150,000	Box Plot Outliers
002	012604	9226	12/22/03	\$620,000	Ratio Outlier
002	029372	0220	9/1/03	\$313,032	%Compl
002	062605	9126	4/28/03	\$315,000	PrevImp<=10K
002	062605	9160	1/7/03	\$650,000	PrevImp<=10K
002	072605	9017	9/11/03	\$1,250,000	OpenSpace
002	072605	9118	6/27/03	\$350,000	Diagnostic Outlier
002	072605	9272	4/29/03	\$269,000	Diagnostic Outlier
002	072605	9479	8/19/03	\$393,000	Diagnostic Outlier
002	111260	0010	9/10/02	\$119,647	DORRatio
002	257050	0070	10/7/03	\$265,000	Relocation - Sale By Service
002	257050	0070	10/7/03	\$265,000	Relocation - Sale To Service
002	257050	0150	11/19/03	\$175,000	Diagnostic Outlier
002	257050	0180	3/26/02	\$175,000	Non-Representative Sale
002	313730	0060	11/10/03	\$302,000	%Compl
002	313730	0070	8/27/03	\$336,950	%Compl
002	382010	0065	6/27/03	\$276,000	Estate Administrator, Guardian, Or Executor
002	382010	0125	8/12/03	\$429,950	Diagnostic Outlier
002	382410	0015	2/25/03	\$200,000	Diagnostic Outlier
002	382410	0108	7/25/02	\$246,750	Bankruptcy - Receiver Or Trustee
002	382410	0108	7/31/02	\$246,785	Bankruptcy - Receiver Or Trustee
002	382410	0286	2/24/03	\$285,000	Property assessed different from property sold
002	402770	1155	2/5/02	\$66,418	Related Party, Friend, Or Neighbor

Improved Sales Removed from this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	402770	1186	7/20/03	\$150,500	Diagnostic Outlier
002	402770	1220	9/23/03	\$69,999	DORRatio
002	602050	0110	6/25/03	\$295,000	Relocation - Sale By Service
002	602050	0110	6/27/03	\$295,000	Relocation - Sale To Service
002	607500	0020	8/21/03	\$311,016	Property assessed different from property sold
002	662550	0050	10/28/02	\$220,500	Diagnostic Outlier
002	770202	0040	8/29/03	\$359,950	%Compl
002	770202	0100	9/29/03	\$359,950	%Compl
002	809380	0010	4/9/02	\$254,950	Estate Administrator, Guardian, Or Executor
002	809380	0130	4/21/03	\$110,829	Statement To Dor
002	809660	0120	9/24/02	\$232,000	Bankruptcy - Receiver Or Trustee
002	856495	0120	10/20/03	\$405,082	%Compl
002	866300	0030	5/20/02	\$225,000	Quit Claim Deed
002	920255	0010	3/18/02	\$390,000	ActivePermitBeforeSale>25K
002	920255	0120	4/16/02	\$390,000	Relocation - Sale By Service
002	920255	0120	4/16/02	\$390,000	Relocation - Sale To Service
002	929510	0110	9/24/03	\$725,000	%Compl
002	929510	0110	12/26/02	\$145,000	%Compl
002	929510	0210	7/31/03	\$653,000	%Compl
002	929550	0230	6/28/02	\$305,000	Diagnostic Outlier
002	942790	0010	9/4/03	\$331,500	%Compl
002	942790	0020	10/14/03	\$327,950	%Compl
002	942790	0040	9/24/03	\$325,000	%Compl
002	942790	0060	10/23/03	\$346,500	%Compl
002	942790	0120	11/20/03	\$330,000	%Compl
002	942790	0130	10/1/03	\$297,950	%Compl
002	942790	0140	12/10/03	\$325,500	%Compl
002	942790	0160	12/8/03	\$343,700	%Compl
003	020045	0030	2/25/02	\$359,950	Diagnostic Outlier
003	020051	0620	1/30/02	\$371,000	Relocation - Sale By Service
003	020051	0620	1/11/02	\$371,000	Relocation - Sale To Service
003	072605	9022	10/22/02	\$350,000	Bankruptcy - Receiver Or Trustee
003	082605	9045	11/21/02	\$1,150,000	Estate Administrator, Guardian, Or Executor
003	082605	9213	9/4/03	\$64,300	Obsolescence
003	082605	9279	4/7/03	\$375,000	Relocation - Sale By Service
003	082605	9279	2/15/03	\$375,000	Relocation - Sale To Service
003	082605	9292	6/13/02	\$150,000	DORRatio
003	096110	0087	11/22/02	\$223,000	Estate Administrator, Guardian, Or Executor
003	096110	0105	1/29/03	\$210,000	Forced Sale
003	103610	0040	10/21/02	\$347,000	Relocation - Sale By Service
003	103610	0040	10/21/02	\$347,000	Relocation - Sale To Service
003	108880	0560	9/18/02	\$450,000	Relocation - Sale By Service
003	108880	0560	9/18/02	\$450,000	Statement To Dor
003	108881	0160	12/2/02	\$358,828	Exempt From Excise Tax
003	172605	9079	7/28/03	\$54,000	DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	172605	9079	9/10/03	\$745,000	Diagnostic Outlier
003	172605	9079	1/24/03	\$475,000	Estate Administrator, Guardian, Or Executor
003	172605	9089	11/15/02	\$775,000	Estate Administrator, Guardian, Or Executor
003	172605	9125	8/6/03	\$615,000	Ratio Outlier
003	172605	9142	7/1/02	\$165,000	%Compl
003	176280	0080	8/28/03	\$329,950	%Compl
003	182605	9037	2/22/02	\$67,027	Partial Interest (103, 102, Etc.)
003	249980	0090	12/12/02	\$322,000	Related Party, Friend, Or Neighbor
003	357870	0005	2/4/03	\$342,500	Imp. Characteristics Changed Since Sale
003	357870	0070	12/4/02	\$206,000	Box Plot Outliers
003	417860	0120	9/1/02	\$489,500	Statement To Dor
003	563150	0892	8/13/02	\$117,500	DORRatio
003	563450	0372	2/20/02	\$35,333	Related Party, Friend, Or Neighbor
003	563450	0425	10/23/02	\$300,000	Ratio Outlier
003	563450	0583	12/3/02	\$182,500	Ratio Outlier
003	664102	0180	9/12/02	\$340,000	1031 Trade
003	664103	0050	8/20/02	\$464,950	Statement To Dor
003	689999	0290	12/24/02	\$432,500	UnFinArea
003	701800	0360	11/17/03	\$145,000	DORRatio
003	734050	0110	4/11/03	\$402,500	Relocation - Sale By Service
003	734050	0110	4/11/03	\$402,500	Relocation - Sale To Service
003	885400	0040	3/18/02	\$320,000	Imp. Characteristics Changed Since Sale
003	885400	0310	9/11/03	\$469,900	Relocation - Sale By Service
003	885400	0310	7/16/03	\$469,900	Relocation - Sale To Service
004	052605	9041	7/8/02	\$235,000	Property assessed different from property sold
004	052605	9111	12/18/02	\$205,000	Ratio Outlier
004	052605	9117	7/12/02	\$239,950	Relocation - Sale By Service
004	052605	9117	7/5/02	\$239,950	Relocation - Sale To Service
004	052605	9127	12/11/02	\$144,000	Related Party, Friend, Or Neighbor
004	052605	9173	4/15/03	\$535,000	Diagnostic Outlier
004	052605	9306	4/22/03	\$584,500	Estate Administrator, Guardian, Or Executor
004	052605	9309	11/6/03	\$409,950	ActivePermitBeforeSale>25K
004	062605	9063	10/14/02	\$180,000	Diagnostic Outlier
004	062605	9171	8/1/03	\$560,000	Diagnostic Outlier
004	062605	9188	10/29/03	\$479,000	Property assessed different from property sold
004	062605	9257	8/7/03	\$460,000	Diagnostic Outlier
004	062605	9268	12/4/02	\$280,000	Related Party, Friend, Or Neighbor
004	062605	9269	5/24/02	\$63,846	Quit Claim Deed
004	062605	9271	7/29/02	\$121,539	DORRatio
004	062605	9278	1/10/03	\$275,000	Ratio Outlier
004	062605	9310	5/29/03	\$233,500	Property assessed different from property sold
004	062605	9357	9/3/03	\$385,500	%Compl
004	072605	9236	1/31/03	\$35,000	Related Party, Friend, Or Neighbor
004	072605	9296	1/2/02	\$24,167	Partial Interest (103, 102, Etc.)
004	072605	9349	2/18/02	\$257,000	Estate Administrator, Guardian, Or Executor

Improved Sales Removed from this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	072605	9432	8/10/02	\$87,500	DORRatio
004	082605	9237	10/29/03	\$175,000	Diagnostic Outlier
004	091000	0064	1/12/02	\$180,000	Obsolescence
004	091000	0080	4/24/02	\$165,000	Bankruptcy - Receiver Or Trustee
004	173730	0060	8/25/03	\$265,000	Relocation - Sale By Service
004	173730	0060	8/25/03	\$265,000	Relocation - Sale To Service
004	177670	0020	5/20/02	\$186,751	Partial Interest (103, 102, Etc.)
004	206180	0025	4/24/02	\$315,000	Diagnostic Outlier
004	280680	0060	6/26/03	\$185,400	Diagnostic Outlier
004	280680	0220	1/28/03	\$254,000	Relocation - Sale By Service
004	280680	0220	1/28/03	\$254,000	Relocation - Sale To Service
004	298800	0010	8/27/02	\$144,000	Statement To Dor
004	339505	0070	4/21/03	\$420,000	Diagnostic Outlier
004	377530	0050	8/13/03	\$101,099	DORRatio
004	525500	0430	12/16/02	\$203,000	Diagnostic Outlier
004	525510	0050	2/18/03	\$236,000	Diagnostic Outlier
004	525520	0010	9/5/03	\$235,000	Diagnostic Outlier
004	525520	0140	1/22/03	\$303,000	Relocation - Sale By Service
004	525520	0140	1/9/03	\$303,000	Relocation - Sale To Service
004	525540	0080	11/6/02	\$257,500	Diagnostic Outlier
004	525540	0080	6/24/02	\$260,000	Related Party, Friend, Or Neighbor
004	525571	0030	2/22/02	\$239,500	Diagnostic Outlier
004	572000	0260	3/18/03	\$208,921	Exempt From Excise Tax
004	605760	0005	9/4/02	\$116,000	Quit Claim Deed
004	605770	0010	4/28/03	\$350,000	Ratio Outlier
004	809730	0110	2/18/03	\$142,500	Box Plot Outliers
004	809730	0160	1/6/03	\$145,561	Government Agency
004	816440	0010	4/8/02	\$272,500	Estate Administrator, Guardian, Or Executor
004	926926	0270	8/13/03	\$326,000	Relocation - Sale By Service
004	926926	0270	8/2/03	\$326,000	Relocation - Sale To Service
004	926940	0130	1/10/03	\$189,000	Statement To Dor
004	955760	0110	10/22/03	\$397,660	%Compl
004	955760	0120	10/31/03	\$351,200	%Compl
004	955760	0160	9/18/03	\$328,420	%Compl
004	955890	0170	10/9/03	\$395,000	%Compl
004	955890	0180	4/15/03	\$238,000	Bankruptcy - Receiver Or Trustee
004	955890	0180	10/11/02	\$330,558	Exempt From Excise Tax
005	032605	9064	4/30/03	\$437,000	Diagnostic Outlier
005	042605	9020	10/21/03	\$1,300,000	PrevImp<=10K
005	042605	9036	8/4/03	\$159,800	Diagnostic Outlier
005	042605	9055	5/16/03	\$5,000	DORRatio
005	042605	9056	5/16/03	\$5,000	DORRatio
005	042605	9057	5/12/03	\$5,000	DORRatio
005	062210	0077	11/21/03	\$591,000	Diagnostic Outlier
005	062210	0091	10/24/02	\$54,190	Related Party, Friend, Or Neighbor

Improved Sales Removed from this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	062210	0097	8/26/03	\$375,000	Diagnostic Outlier
005	142890	0005	7/23/02	\$3,770,000	Multi-Parcel Sale
005	144630	0420	6/10/03	\$390,000	Relocation - Sale By Service
005	144630	0420	6/10/03	\$390,000	Relocation - Sale To Service
005	182236	0020	9/20/03	\$427,300	%Compl
005	182236	0030	11/18/03	\$419,950	%Compl
005	247540	0080	2/20/02	\$106,667	DORRatio
005	247540	0130	3/7/02	\$346,357	Statement To Dor
005	271750	0090	7/8/03	\$260,000	Diagnostic Outlier
005	565100	0110	4/16/03	\$300,000	Related Party, Friend, Or Neighbor
005	680460	0620	4/26/02	\$110,123	Statement To Dor
005	923845	0210	5/6/02	\$223,000	Estate Administrator, Guardian, Or Executor
005	923845	0230	12/21/02	\$97,000	Related Party, Friend, Or Neighbor
005	951650	0090	1/8/03	\$265,000	Relocation - Sale By Service
005	951650	0090	1/8/03	\$265,000	Relocation - Sale To Service

Vacant Sales Used in this Annual Update Analysis
Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	011410	0177	01/08/02	85000	26500	N	N
002	011410	0313	04/01/03	97500	6402	N	N
002	011410	0315	02/28/03	120000	9728	N	N
002	011410	0316	02/28/03	120000	9763	N	N
002	011410	0725	12/30/02	195000	8963	N	N
002	011410	0806	10/09/03	520000	210830	N	N
002	011410	1471	09/23/03	89000	8225	N	N
002	062605	9217	04/28/03	315000	7265	N	N
002	072605	9223	07/30/02	200000	17053	N	N
002	382410	0017	09/09/03	125000	12218	N	N
002	382410	0347	09/23/03	99500	4963	N	N
002	402770	1160	04/15/02	30000	108900	N	N
002	929510	0080	06/03/03	140000	8963	Y	N
002	929510	0120	03/26/03	145000	14719	Y	N
002	929510	0130	09/22/03	145000	7553	Y	N
002	929510	0140	08/26/03	300000	6982	Y	N
002	929510	0150	08/26/03	300000	5218	Y	N
002	929510	0160	05/29/03	155000	14409	Y	N
002	929510	0230	07/01/03	135000	7202	N	N
002	929510	0270	08/20/03	135000	6784	N	N
003	082605	9141	10/29/03	50000	88427	N	N
003	108880	0490	06/03/03	150000	9601	N	N
003	188700	0050	09/24/03	107500	8529	N	N
003	249980	0080	06/24/02	150000	46173	Y	N
003	563050	0012	03/18/03	100000	52272	N	N
003	563450	0530	10/31/02	50000	9805	N	N
004	052605	9017	11/10/03	230000	5233	N	N
004	052605	9046	07/02/03	650000	17820	N	N
004	052605	9289	05/13/03	57000	15990	N	N
004	062605	9302	08/22/03	400000	11084	N	N
004	072605	9228	07/14/03	113000	5212	N	N
004	072605	9228	05/08/03	105000	50094	N	N
004	072605	9470	05/23/02	1275000	178596	N	N
004	635890	0158	07/08/03	180000	11969	N	N
004	635890	0159	07/08/03	180000	9961	N	N
005	062210	0096	08/26/03	295000	176295	N	N
005	092605	9129	05/08/02	1100000	6982	N	N
005	339540	0570	02/11/03	69000	3600	N	N
005	339540	0900	02/19/03	78500	259182	N	N
005	339542	0130	10/31/02	97000	88427	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	402770	1218	03/11/03	45000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	357860	0182	02/12/03	202300	BUILDER OR DEVELOPER SALES
003	885410	0200	11/24/03	25000	STATEMENT TO DOR
005	032605	9075	07/16/03	30000	SEGREGATION AND/OR MERGER
005	032605	9075	06/26/03	95000	SEGREGATION AND/OR MERGER

**Mobile Home Sales Used In This Annual Update Analysis
Area 38**

Sub Area	Major	Minor	Sale Date	Sale Price	Living Area	MH Grade	Year Built	Cond	Lot Size	View	Situs Address
005	339540	0270	3/24/03	100000	672	Avg	1970	Avg	4385	N	19205 129th CT NE
005	339540	0320	9/26/03	155000	768	Avg	1972	Good	3097	N	12806 NE 190th PL
005	339540	0580	6/17/02	121500	1152	Avg	2000	Avg	4140	N	18920 129th Av NE
005	339540	0630	9/8/03	105000	1040	Avg	1969	Avg	4320	N	12929 NE 192nd PL
005	339540	0650	8/28/02	169950	1580	Good	1995	Avg	4654	N	19169 130th AV NE
005	339540	0710	11/13/02	110000	1311	Avg	1970	Avg	3898	N	19147 130th Av NE
005	339540	0720	8/21/02	105000	1311	Avg	1969	Avg	5176	N	19141 130th Av NE
005	339540	0800	5/12/03	102500	960	Avg	1969	Avg	3499	N	19166 130th Av NE
005	339541	0130	4/3/02	137500	1311	Good	1969	Avg	4981	N	12709 NE Hollyhills Dr
005	339541	0250	4/16/03	118950	1368	Avg	1971	Avg	6653	N	12615 NE Hollyhills DR
005	339541	0400	11/26/03	137000	1344	Avg	1972	Avg	5940	N	12717 NE 190th ST
005	339542	0050	4/14/03	144950	1248	Good	1975	Avg	6244	N	12609 NE 193rd CT
005	339542	0240	9/3/02	152500	1464	Avg	1974	Avg	5022	N	19209 Hollyhills DR NE
005	339542	0300	12/18/02	180000	960	Good	1974	Avg	4590	N	19238 128th PL NE
005	339542	0351	12/2/02	120000	1536	Good	1974	Avg	5937	N	19215 128th PL NE
005	339543	0190	12/30/03	136000	1742	Avg	1976	Avg	6504	N	19304 127th PL NE
005	339543	0250	4/3/02	167800	1344	Good	1978	Avg	4390	N	19265 127th PL NE
005	339543	0500	9/8/03	159950	1368	Good	1978	Avg	4741	N	19401 Hollyhills DR NE
005	339543	0800	5/6/02	174950	1536	Good	1978	Avg	5142	N	12732 NE 195th Way
005	339544	0080	7/9/03	145000	1248	Good	1979	Avg	4300	N	19501 129th Av NE
005	339544	0090	7/17/03	180000	1848	Good	1978	Avg	4798	N	19423 129th Av NE
005	339544	0260	1/16/03	168000	1848	Avg	1979	Avg	5500	N	19504 129th AV NE
005	339544	0280	11/14/03	162750	1680	Good	1981	Avg	4602	N	19516 129th AV NE
005	339544	0290	8/26/03	154950	1536	Good	1981	Avg	4589	N	19522 129th AV NE
005	339545	0050	10/21/02	139950	1440	Avg	1979	Avg	6228	N	12812 NE 197th PL
005	339545	0090	9/26/02	173000	1456	Avg	1986	Avg	4687	N	12800 NE 197th PL
005	339545	0150	11/18/03	152250	980	Avg	1984	Fair	6162	N	12821 NE 198th Ct
005	339545	0310	8/28/03	155000	1188	Good	1982	Avg	5312	N	12724 NE 199th ST
005	339545	0350	12/23/03	159250	1368	Avg	1984	Avg	4931	N	12700 NE 199th ST
005	339545	0450	8/5/03	149000	1248	Avg	1981	Avg	5310	N	19806 127th CT NE
005	339545	0450	8/30/02	135000	1248	Avg	1981	Avg	5310	N	19806 127th CT NE
005	339545	0470	10/2/03	186000	1274	Good	1985	Avg	5010	N	19812 127th CT NE
005	339545	0630	6/28/02	180000	1440	Good	1978	Avg	7103	N	12605 NE 197th CT
005	339545	0660	3/14/03	179200	1848	Good	1983	Good	5835	N	12630 NE 197th CT
005	339545	0690	12/8/03	144000	1056	Good	1982	Avg	4045	N	19638 Hollyhills DR NE
005	339545	0810	3/10/03	189500	1344	Good	1983	Avg	4766	N	12801 NE 197th PL
005	339546	0030	8/16/02	130000	1272	Good	1976	Avg	5520	N	19710 126th Av NE
005	339546	0130	4/15/02	166200	1624	Good	1990	Avg	5187	N	12612 NE 199th ST
005	339546	0160	2/11/02	179500	1568	Good	1989	Avg	5015	N	12522 NE 199th ST
005	339546	0350	3/18/02	135000	1188	Avg	1989	Avg	4527	N	12513 NE 198th ST.
005	339546	0400	12/9/02	177300	1296	Avg	1989	Avg	4052	N	12510 NE 197th CT
005	339546	0430	5/12/03	169600	1188	Avg	1990	Avg	5691	N	12501 NE 197th CT.
005	339547	0040	1/15/02	146930	1232	Avg	1988	Avg	5717	N	12622 NE 189th ST
005	339547	0110	3/26/03	163000	1248	Good	1988	Avg	5245	N	18807 128th AV NE
005	339547	0150	4/17/02	165000	1120	Good	1987	Avg	7301	N	18808 127th PI NE

Mobile Home Sales Used In This Annual Update Analysis
Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Living Area	MH Grade	Year Built	Cond	Lot Size	View	Situs Address
005	339547	0180	4/9/03	179900	1400	Good	1987	Avg	8185	N	18801 127th PI NE
005	339547	0200	2/12/03	169950	1848	Avg	1987	Avg	7199	N	18807 127th PL NE
005	339547	0230	8/7/02	180000	1568	Good	1986	Avg	7122	N	18819 127th PL NE
005	339547	0250	3/25/02	167500	1152	Avg	1987	Avg	5593	N	12625 NE 189th ST
005	339547	0340	7/29/03	177000	1344	Avg	1987	Avg	6984	N	12601 NE 189th ST

Mobile Home Sales Removed from this Annual Update Analysis
Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	339540	0030	7/15/03	95000	Ratio Outlier
005	339540	0080	4/21/03	123000	Imp. Characteristics Changed Since Sale
005	339540	0170	9/25/03	82450	Ratio Outlier
005	339540	0200	1/29/03	80500	Ratio Outlier
005	339540	0550	6/25/03	97500	Ratio Outlier
005	339540	0570	9/11/03	185500	Imp. Characteristics Changed Since Sale
005	339540	0690	4/4/02	80000	Imp. Characteristics Changed Since Sale
005	339540	0830	7/24/03	75000	Ratio Outlier
005	339541	0230	6/24/03	206000	Imp. Characteristics Changed Since Sale
005	339542	0200	4/12/02	95000	Imp. Characteristics Changed Since Sale
005	339542	0300	3/18/02	84000	Imp. Characteristics Changed Since Sale



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr